

# 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  
T : +91 80 4137 9200  
E : enquiry@brigadegroup.com W : www.brigadegroup.com



**BRIGADE**

Building Positive Experiences

BPPL/BSE/FR/25012024

25<sup>th</sup> January, 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: Unaudited Financial Results pursuant to SEBI (LODR) Regulations, 2015**

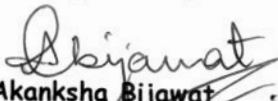
This is in continuation to our letter dated 12<sup>th</sup> January, 2024 and pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a Meeting of the Board of Directors of the Company was held as scheduled today i.e., 25<sup>th</sup> January, 2024 and the Board inter-alia approved the unaudited financial results for the quarter and nine months ended 31<sup>st</sup> December, 2023 along with the Limited Review Report of the Statutory Auditors of the Company.

The Financial Results and Limited Review Report are enclosed pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Further, Mr. Arindam Mukherjee, Manager of the Company, has resigned with effect from closing business hours of 25<sup>th</sup> January 2024. The Board has appointed Mr. Roshin Mathew as Manager of the Company. This disclosure is pursuant to Regulation 51 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The meeting started at 2.00 p.m. and ended at 3.00 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, 7<sup>th</sup> Floor,  
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051



## INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

### TO THE BOARD OF DIRECTORS OF BRIGADE PROPERTIES PRIVATE LIMITED

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **BRIGADE PROPERTIES PRIVATE LIMITED** ("the Company"), for the quarter and nine months ended December 31, 2023 ("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.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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 Institute of Chartered Accountants of India (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 Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 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.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard (Ind AS) 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.

#### For DELOITTE HASKINS & SELLS

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

Sandeep  
Ramesh Kukreja

Digitally signed by  
Sandeep Ramesh Kukreja  
Date: 2024.01.25 15:10:51  
+05'30'

**Sandeep Kukreja**  
Partner  
(Membership No. 220411)  
(UDIN: 24220411BKERJN7996)

Place: Bengaluru  
Date: January 25, 2024



Statement of Unaudited Financial Results for the quarter and nine months ended December 31, 2023

(Rs. in lakhs)

Particulars	Quarter ended December 31, 2023	Preceding Quarter ended September 30, 2023	Corresponding Quarter ended December 31, 2022	Year to date figures for the current period ended December 31, 2023	Year to date figures for the corresponding period ended December 31, 2022	Previous year ended March 31, 2023
	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
<b>1 Income</b>						
Revenue from operations	5,866	7,311	3,965	18,504	10,241	14,119
Other income	189	138	127	454	261	427
<b>Total Income</b>	<b>6,055</b>	<b>7,449</b>	<b>4,092</b>	<b>18,958</b>	<b>10,502</b>	<b>14,546</b>
<b>2 Expenses</b>						
(Increase)/ decrease in inventories of work-in-progress	566	1,587	(1,395)	2,992	(4,105)	(5,574)
Sub-contractor cost	-	-	1,032	-	2,613	3,826
Cost of project materials consumed	-	-	19	-	405	428
Employee benefits expense	10	12	8	31	35	47
Finance costs	3,642	3,542	3,993	10,829	10,872	13,905
Depreciation and amortization expense	2,793	2,418	2,272	7,113	6,770	9,028
Other expenses	1,194	1,199	1,204	3,077	2,552	3,311
<b>Total Expenses</b>	<b>8,205</b>	<b>8,757</b>	<b>7,133</b>	<b>24,042</b>	<b>19,142</b>	<b>24,971</b>
<b>3 Loss before tax (1-2)</b>	<b>(2,150)</b>	<b>(1,308)</b>	<b>(3,041)</b>	<b>(5,084)</b>	<b>(8,640)</b>	<b>(10,425)</b>
<b>4 Tax expense</b>						
(i) Current tax	-	-	-	-	-	-
(ii) Deferred tax charge/(credit)	(542)	1,233	(757)	209	(2,025)	(2,428)
<b>Total</b>	<b>(542)</b>	<b>1,233</b>	<b>(757)</b>	<b>209</b>	<b>(2,025)</b>	<b>(2,428)</b>
<b>5 Loss for the period/year (3-4)</b>	<b>(1,608)</b>	<b>(2,541)</b>	<b>(2,284)</b>	<b>(5,293)</b>	<b>(6,615)</b>	<b>(7,997)</b>
<b>6 Other comprehensive income/(loss) (net of tax expenses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>7 Total comprehensive loss for the period/year (5+6)</b>	<b>(1,608)</b>	<b>(2,541)</b>	<b>(2,284)</b>	<b>(5,293)</b>	<b>(6,615)</b>	<b>(7,997)</b>
<b>8 Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)</b>						
<b>a) Basis</b>						
Class A equity shares	-	-	-	-	-	-
Class B equity shares	(4.13)	(6.52)	(5.86)	(13.59)	(16.98)	(20.53)
Class C equity shares	(4.30)	(6.79)	(6.11)	(14.14)	(17.68)	(21.37)
<b>b) Diluted (refer Note 5 below)</b>						
Class A equity shares	-	-	-	-	-	-
Class B equity shares	(4.13)	(6.52)	(5.86)	(13.59)	(16.98)	(20.53)
Class C equity shares	(4.30)	(6.79)	(6.11)	(14.14)	(17.68)	(21.37)
<b>9 Paid-up equity share capital (Face value per share - Rs. 10)</b>	<b>3,827</b>	<b>3,827</b>	<b>3,827</b>	<b>3,827</b>	<b>3,827</b>	<b>3,827</b>
<b>10 Paid-up debt capital (refer Note 7(a) below)</b>	<b>50,332</b>	<b>49,715</b>	<b>52,820</b>	<b>50,332</b>	<b>52,820</b>	<b>51,353</b>
<b>11 Other Equity</b>						
Net worth (refer Note 7(b) below)	(12,012)	(10,909)	(10,128)	(12,012)	(10,128)	(10,407)
Capital Redemption Reserve (CRR)	-	-	-	-	-	-
Debt redemption reserve (DRR)	1,319	1,319	1,319	1,319	1,319	1,319
<b>17 Ratios (refer Note 6 below)</b>						
a) Debt equity ratio	(11.74)	(13.33)	(14.95)	(11.74)	(14.95)	(14.15)
b) Debt service coverage ratio (DSCR)	0.11	0.47	0.16	0.25	0.11	0.13
c) Interest service coverage ratio (ISCR)	0.41	0.63	0.21	0.53	0.15	0.19
d) CRR/DRR	-	-	-	-	-	-
e) Current ratio	0.57	0.85	1.01	0.57	1.01	0.94
f) Long term debt to working capital	(5.65)	(24.78)	757.86	(5.65)	757.86	(83.02)
g) Bad debts to account receivable ratio	-	-	-	-	-	-
h) Current liability ratio	0.28	0.20	0.16	0.28	0.16	0.17
i) Total debts to total assets	0.90	0.90	0.92	0.90	0.92	0.92
j) Debtors turnover	7.12	6.09	28.22	52.05	66.52	79.52
k) Inventory turnover	0.03	0.08	(0.01)	0.15	(0.02)	-
l) Operating margin %	22%	29%	21%	29%	19%	22%
m) Net profit margin %	(27%)	(35%)	(58%)	(29%)	(65%)	(57%)





**Notes to the unaudited financial results for the quarter and nine months ended December 31, 2023**

- 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 nine months ended December 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 25, 2024, and have been subjected to limited review by the statutory auditors of the Company.
- 3 During the quarter and nine months ended December 31, 2023, the Company has incurred losses. 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. In the interim period, the Company is exploring options to avail Lease Rental Discounting (LRD's) loans from banks, secured against expected rental income from leasing out spaces remaining currently vacant 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 debenture for the period July 01, 2023 to June 30, 2024. Accordingly, the finance costs 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 costs 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) ISCR 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 costs 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 costs 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 costs inventorised] / Average of opening and closing balances of inventories.  
(l) Operating margin % represents Operating profit [Loss before exceptional items and tax - Other income + Finance costs] / 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 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 Digitally signed by ROSHIN  
MATHEW  
Date: 2024.01.25 14:38:15 +05'30'

Roshin Mathew

Place : Bengaluru, India  
Date : January 25, 2024



**Compliance Report for the quarter ended 31<sup>st</sup> December 2023**

**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 December 31, 2023, Confirm if <b>high value debt listed entity as on date</b> pursuant to SEBI (LODR) Regulations, amendment dated September 07, 2021 (basis of value of principal outstanding of listed debt securities as on March 31, 2021)	<b>Rs. 49 Crores</b> NA
2.1	Date of the Board Meeting for current quarter.	<b>25<sup>th</sup> January 2024</b>
3	Previous Interest Payment Date and Amount paid	<b>25.08.2020.</b> <b>The interest amount of Rs. 41,43,38,631/- has been paid as on 30.06.2020</b>
4	Next Interest Payment Date and Amount	<b>31.03.2024</b> <b>Amount: Rs. 151,12,15,342/-</b> <b>(Gross interest upto 31.12.2023)</b>
5	Previous Principal Repayment Date and Amount paid	NA
6	Next Principal Repayment Date and Amount	<b>19.03.2025 and 49 Crores</b>
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, <i>(Please provide details of NCD Holder viz. Names, Holding, Mailing Address, Email id, Contact Nos. (Benpos))</i>	<b>1</b>
9	Whether RTA / Company has forwarded the details of debenture holders (Benpos) to the DT by the seventh working day of every month.	<b>Yes</b>
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)	<b>Yes</b>

**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



14	<p>Whether financial results for the quarter ended December 31, 2023 submitted to the Stock exchange as per the format specified by SEBI through its circular dated October 14, 2021.</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><b>Yes. The company has submitted unaudited financial results along with the Limited Review Report for the quarter ended 31<sup>st</sup> December 2023 on 25<sup>th</sup> January 2024.</b></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.</p> <p>Please mention the <b>Amount of DRR maintained</b></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><b>Yes</b> <b>INR 1319 Lakhs as on 31.12.2023</b></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 December 31, 2023 (Mandatory for <b>Secured issuance</b>)</p> <p><b>Note:</b> 1) Refer <b>Annexure I</b> of SEBI circular dated March 31, 2023 for the format of Security Cover certificate.</p> <p>2) <b>Please provide the security cover table in the excel form along with working..</b></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.</p> <p>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 .- <b>Quarterly</b> (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- <b>Quarterly</b> (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 <b>March and September</b> (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>



**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



	guarantee), applicable for <b>March</b> (SEBI circular dated March 31, 2023)	
27	Attached the Valuation report and title search report for the immovable/movable assets, applicable for <b>March (not older than 3 years)</b> (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.	<b>Not Applicable</b>
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	<b>Not Applicable</b>
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.	<b>Yes</b>
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	<b>Yes</b>
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.	<b>Yes</b> <b>Yes</b> <b>Yes</b> <b>Yes</b>
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)	<b>Yes</b>
36	Nature of investor grievances received for quarter ended December 31, 2023 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)	<b>NIL</b>
35	Any Buy Back of NCDs during the quarter and details of the same	<b>No</b>
36	Whether the company has maintained functional website containing requisite information (Regulation 62 of SEBI (LODR) Regulations, 2015)	<b>Yes</b>



## Brigade Properties Private Limited

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



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"> <li>• <b>Related Party framework: Yes</b></li> <li>• <b>Independent Directors: Yes</b></li> <li>• <b>Submission of quarterly compliance report on corporate governance to Exchange: NA</b></li> <li>• <b>Prior intimation to exchange: Yes</b></li> <li>• <b>Disclosure of material information/event: Yes</b></li> <li>• <b>Shareholding pattern: NA</b></li> </ul>
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"> <li>• Audit Committee</li> <li>• Nomination and Remuneration Committee</li> <li>• Stakeholders Relationship Committee</li> <li>• Risk Management Committee</li> </ul>	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





**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



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.	Regulation 50(1)- There was a delay of 1 day in filing intimation about Board Meeting due to digital signature issue. BSE Ltd has levied a fine of Rs. 5900/- which is paid by the company.



**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



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.	<b>Yes</b>
65	Whether Structured Digital Database (“SDD”) is maintained by the company. (Pursuant to Regulation 3(5) and 3(6) of SEBI (PIT) Regulations, 2015.	<b>Yes</b>
66	Whether the company has submitted a quarterly SDD compliance certificate certified either by compliance officer or practicing company secretary to the stock exchanges.	<b>NA</b>
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	<b>Yes</b>
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	<b>Yes</b>
60	Confirm if registration with Financial Intelligence Unit (FIU) is applicable. If yes, please confirm if the registration with FIU is completed.	<b>NA</b>
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.	<b>Yes, the Debenture Trust Deed has been amended</b>

**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 <b>March and September</b> : a. <b>Annual basis</b> - 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. <b>Half yearly basis</b> - 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



**Brigade Properties Private Limited**

(A Joint Venture between Brigade Group and GIC, Singapore)  
 Corporate Identity Number (CIN) : U70200KA2007PTC042824  
 Registered Office : 29th Floor, World Trade Center  
 Brigade Gateway Campus, 26/1, Dr. Rajkumar Road  
 Malleswaram-Rajajinagar, Bengaluru - 560 055, India  
**T** : +91 80 4137 9200  
**E** : enquiry@brigadegroup.com **W** : www.brigadegroup.com



	Regulation 56(1)(d) of SEBI (LODR), Regulations, 2015), Applicable to secured listed debts.
3	<p><b>Quarterly Basis-</b></p> <p>a. Security Cover certified by the Statutory Auditor for the quarter ended September 30, 2023 (Mandatory for <b>Secured issuance</b>)  <b>Note:</b> Refer <b>Annexure I</b> 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 September 30, 2023 (<b>Covenants for Secured and Unsecured issuance</b>)  <b>Note:</b> Refer <b>Annexure II</b> 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"> <li>progress of the Project</li> <li>report on monitoring of utilization of funds raised for the issue, as applicable</li> </ol>
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	<b>Half yearly Basis-</b> Net worth certificate of guarantor (secured by way of personal guarantee), as applicable. (Refer SEBI Circular dated March 31, 2023)
9	<b>Annual Basis-</b> 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	<b>Annual Basis-</b> Valuation report (Registered Valuer) and title search report for the immovable/movable assets, as applicable. (Refer SEBI Circular dated March 31, 2023)

	<p><b>Contact Details :</b></p> <p>a) Name of Authorised Signatory: Akanksha Bijawat</p> <p>b) Email Address: akankshab@brigadegroup.com</p> <p>c) Contact Numbers: 080 4137 9200</p> <p>d) Name, Address and Email id of R&amp;T Agent: M/s Integrated Registry Management Services Pvt Ltd (formerly known as Integrated Enterprises Limited) No. 30, Ramana Residency, 4<sup>th</sup> Cross, Sampige Road, Malleswaram, Bangalore – 560003</p> <p>e) Name, Address and Email id of the Credit Rating Agency: ICRA Limited, The Millenia Tower-B, Unit No. 1004, 10<sup>th</sup> Floor, 1 &amp; 2 Murphy Road, Ulsoor, Bangalore - 560008</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

For **Brigade Properties Private Limited**

**AKANKSHA BIJAWAT**  
 Digitally signed by  
 AKANKSHA BIJAWAT  
 Date: 2024.01.25  
 15:20:51 +05'30'

**Akanksha Bijawat**  
 Company Secretary

Date: January 25, 2024

