

PANDORA PROJECTS PRIVATE LIMITED

CIN: U70101MH2014PTC255267

March 10, 2023

To,
BSE Limited
Department of Corporate Services
P. J. Towers, Dalal Street, Mumbai – 400001.

Dear Sir/ Madam,

Ref : Intimation for exercise of call option and record date as per SEBI (LODR) Regulations, 2015

Scrip Code: 973130 and 973311

Please note that pursuant to Regulation 51 & 60(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("the Listing Regulations") and Regulation 15(6) of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that the Company has decided to exercise call option in respect of outstanding principal redemption payment with respect to Non-Convertible Debentures (NCDs) being due on 31st March, 2023 which shall be paid to concerned debenture holder on 31st March, 2023 as per terms and conditions of issue stated in Debenture Trust Deed dated 26th February, 2021. A notice to this effect has been issued to NCD holder intimating the Company's intent of redeeming the said NCDs on 09th March, 2023. A copy of the said notice is enclosed herewith as Annexure - I

The said NCDs are listed on Whole-sale debt market segment of Bombay Stock Exchange (BSE).

Further, pursuant to 60(2) of the Listing Regulations, we hereby inform you that the Company has fixed Record date for the purpose of Outstanding Principal Redemption of the said NCDs pursuant to the exercise of the call option by the Company, as per the terms of issue of NCDs.

The details of the NCDs and the record date is as follows:

Security Description	ISIN	Issue Size (In Rupees)	Record Date	Call Option Date/ Redemption date	Outstanding Principal Redemption amount payable on 31.03.2023 (In Rupees)	Type of Redemption
5250 Secured, Redeemable, Rated, Transferable, Listed, Interest bearing, Non-convertible debentures of face value of Rs 10,00,000 each i.e 525 Crore	INE0GVT07010	235,00,00,000	23.03.2023	31.03.2023	212,61,90,476	Full Redemption of outstanding face value
	INE0GVT07028	290,00,00,000	23.03.2023	31.03.2023	262,38,09,524	Full Redemption of Outstanding face value

PANDORA PROJECTS PRIVATE LIMITED

CIN: U70101MH2014PTC255267

The above NCDs shall be redeemed fully on the redemption date and call option as per the terms of issue of NCDs..

The aforesaid information is also being placed on website of the Company at www.dbrealty.co.in

Kindly take the same on record.

Thanking you,
Yours faithfully,

For Pandora Projects Private Limited



Chirag Sojitra
Company Secretary & Compliance Officer

Encl : a/a

CC: Kotak Investment Advisors Limited

27 BKC, 7th Floor, Plot No C-27,
G, Block Bandra Kurla Complex,
Bandra East, Mumbai – 400051

IDBI Trusteeship Services Limited

Asian Building, Ground Floor, 17
R. Kamani Marg, Ballard Estate
Mumbai - 400001

National Securities Depositories Limited

4th Floor, 'A' Wing, Trade World, Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel, Mumbai – 400013

PANDORA PROJECTS PRIVATE LIMITED

CIN: U70101MH2014PTC255267

March 09, 2023

To,

Kotak Investment Advisors Limited
27 BKC, 7th Floor, Plot No C-27,
G, Block Bandra Kurla Complex,
Bandra East, Mumbai – 400051
Respected Lender,

IDBI Trusteeship Services Limited
Asian Building, Ground Floor, 17
R. Kamani Marg, Ballard Estate
Mumbai - 400001

Unit : Pandora Projects Private Limited

Subject : Intimation of Redemption of 5250 fully secured, redeemable, rated, transferable, listed, interest bearing Non-Convertible Debentures of Face Value of Rs 10,00,000/-- aggregating to Rs 525,00,00,000 (Rupees five hundred twenty five crores only) Issued in March 2021 by Pandora Projects Pvt Ltd.

Dear Sir/ Madam,

With reference to the captioned subject, as informed earlier dated 09.02.2023 this is to inform you that we are going to exercise the call option. Under this clause, NCD will be fully redeemed on 31st March 2023.

Thanking you,

For Pandora Projects Private Limited


Abdul Hafeez Salim Balwa
Director
08623705

