

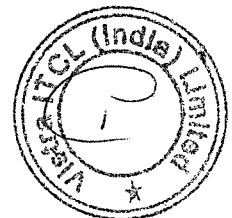
## NOTICE OF MEETING OF DEBENTURE HOLDERS OF ASSETZ INDUSTRIAL PARK PRIVATE LIMITED

**Debenture Holders under ISIN INE0NPQ08012, ISIN INE0NPQ07022 and ISIN INE0NPQ07030 (“ISINs”)**

**Reference:** Listed, Secured, Non-Convertible Debentures of Assetz Industrial Park Private Limited (“Issuer”) under the Debenture Trust Deed dated 6<sup>th</sup> December, 2022 (executed between the Issuer and Vistra ITCL (INDIA) Limited (“DTD”).

**Subject :** Default in obtaining consent from KIADB in favour of Vistra ITCL (India) Limited (“Vistra”) for creating mortgage on Nela 1 property in accordance with the terms of the Finance Documents.

- This is with reference to listed, secured, non-convertible debentures (“NCDs”) amounting to Rs 103 Crores under ISIN INE0NPQ08012 and amounting to Rs 32.4 Crores under ISIN INE0NPQ07022 and amounting to Rs. 74.4 Crores under ISIN INE0NPQ07030 issued under the DTD wherein we, Vistra ITCL (India) Limited (“Vistra”), are acting in the capacity of and as a debenture trustee for and on behalf of the debenture holders (“Debenture Holders”) (such debenture trust deed, the “DTD”).
- As you are aware, under the terms of the Finance Documents, the Issuer was obliged to obtain the consent of KIADB by 1<sup>st</sup> September 2023 as per the DTD for creating Mortgage on Nela 1 Property in favour of Vistra. Debenture Holders had granted extension till 31<sup>st</sup> March 2024 and further extension till 31<sup>st</sup> July 2024 for the aforesaid condition subsequent. However, Issuer vide its email dated 25<sup>th</sup> July, 2024 has informed Vistra that it now seeks further extension till 31<sup>st</sup> December, 2024 for obtaining consent form KIADB for creating mortgage on Nela 1 Property. Hence, it amounts to breach/default under the Finance Documents.
- Further, the Issuer has violated the covenant for creation of Mortgage under the Finance Documents.
- As per clause 6.3 of SEBI Circular dated 13<sup>th</sup> October 2020, (Now Operational Circular dated 31<sup>st</sup> March 2023) the Debenture Trustee is required to conduct the meeting of the Debenture Holder(s) within 30 days from the date of default.
- In view of the above, we propose to convene a virtual meeting of the Debenture Holders on Friday i.e. 26<sup>th</sup> July, 2024 at 12.30pm IST for Debenture Holders under ISINs for considering whether:
  - 1) Negative Consent for Enforcement of the Security.
  - 2) Positive Consent for Enforcement of Security.
  - 3) Positive Consent for signing the ICA signed /to be signed between the Issuer and its lenders for and on our behalf, by execution of ICA / Deed of Accession. (if Applicable).
  - 4) Appointment of Nominee Director under the relevant SEBI regulations
  - 5) Such other action as may be required by the Debenture Holder(s).



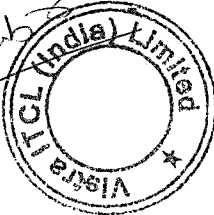
# VISTRA

- The link of the meeting will be sent to the Debenture Holders shortly.
- Kindly also note that for passing resolution in the meeting, the requirement as per the terms of the DTD shall mean the approval of debenture holders representing not less than 75% by value of the outstanding debt and 60% of the investors by number at the ISIN level. It is also notable that in case the default is cured between the date of notice and the date of meeting, then the meeting shall stand canceled, subject to the instruction of the Debenture Holders.
- In this regard, we request the Debenture Holder(s) to ensure that the email ID is registered with the RTA/DP on a priority basis so that proper email id appears in BENPOS for ease in quick communication.

Please note:

- 1) The notice of the meeting is sent to the Debenture Holder(s) as per the latest BENPOS of the June month available in our records.
- 2) The Debenture Holder(s) shall ensure that they have valid POA/Board Resolution for attending and voting in the meeting.

**For Vistra ITCL India Limited.**

*Sameer Kabra*  


**Authorised Signatory**

**Name: Sameer Kabra**

**Designation: AVP – Operations**