

Date: July 23, 2024

To,

Securities and Exchange Board of India Plot No.C4-A, 'G' Block Bandra-Kurla Complex, Bandra (East), Mumbai - 400051, Maharashtra	BSE Limited P J Towers, Dalal Street, Mumbai 400001	National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051
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Reference: Rated, listed, secured, non-convertible debentures aggregating to Rs. 325,00,00,000 (Indian Rupees Three Hundred and Twenty-Five Crores only) (“NCDs”) issued by Watermarke Estates Private Limited (“Issuer”)

Subject : Delay in Acquisition of Property 2 Part A

This is with reference to rated, listed, secured, non-convertible debentures aggregating to Rs. 325,00,00,000 (Indian Rupees Three Hundred and Twenty-Five Crores only) (“NCDs”) issued by Watermarke Estates Private Limited (“Issuer”) under debenture trust deed dated 18th November, 2023 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 Holder”) under the debenture trust deed (“DTD”).

The timeline for Acquisition of Property 2 Part A has not been met by the Issuer, which was due on 20th July ,2024 thereby resulting in a delay in Acquisition, perfection and creation of security interest on the abovementioned NCDs issued by the Issuer under ISIN INE07J407014.

In view of the above, we propose to convene a virtual meeting of the Debenture Holder(s) on 30th July, 2024 at 04:00 pm.

For, Vistra ITCL (INDIA) Limited



Authorised Signatory

CC:

- 1) Credit Rating Agencies.**
- 2) National Securities Depository Limited.**
- 3) Debenture Holder.**