

17<sup>th</sup> May, 2025

To,  
BSE Limited,  
Phiroze Jeejeebhoy Tower  
Dalal Street, Mumbai 400 001

**BSE Scrip Code: 975233 & ISIN: INE0I1C07029**

Dear Sir/ Madam,

**Subject: Intimation under Regulation 51 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR Regulations)**

Further to our intimation dated 14<sup>th</sup> May, 2025, we hereby inform that the meeting of the Board of Directors of the Company was conducted today i.e., Saturday, 17<sup>th</sup> May, 2025.

At the meeting, the Board was informed that the Company's Listed Debentures aggregating to INR 65,00,00,000 (**the Alder Listed Debentures**) are secured by way of mortgage over various property including sub-divided Plot No. 5A admeasuring approximately 18939.16 square meters of Kalpataru Properties Private Limited (**KPPL**) (**KPPL Land**). The KPPL land includes a parcel of freehold land admeasuring 2016.34 square meters.

KPPL and the Municipal Corporation of Greater Mumbai (**MCGM**) propose to enter into an exchange deed (**the Exchange Deed**) to record the terms of transfer of an identified portion of the KPPL freehold land admeasuring 2016.34 square meters (**the Released Property**) to the MCGM and in exchange thereof the Leasehold Land of KPPL shall be converted into freehold ownership (**the Exchange Property**) and subsequently the Released Property being leased back to the KPPL by MCGM (**the Proposed Exchange and Lease**).

The Board was further informed that the Alder Listed Debentures are also secured by the Released Property which is required to be released pursuant to Proposed Exchange & Lease and subsequently, a first ranking charge by way of mortgage over the Exchanged Property will be created (**Proposed transaction**).

The Board was further informed that this Proposed transaction has been approved by both Debenture Holder and Debentures Trustee.



The Board after due deliberations approved the Proposed transaction.

Kindly take the above on record.

Thanking you,  
Yours faithfully,

For **Alder Residency Private Limited**

**Abhishek Thareja**  
**Compliance Officer**

CC:  
**Debenture Trustee**  
**Vistra (ITCL) India Limited**  
6<sup>th</sup> Floor, The IL&FS Financial Centre, Plot no.  
C-22, G Block, Bandra Kurla Complex, Bandra  
(East) Mumbai - 400051