

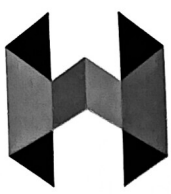
HIREN WAHEN BUILDTECH Pvt. Ltd.

Compliance Report for the quarter ended June 30, 2024

Name of Issuer Company : HIREN WAHEN BUILDTECH PRIVATE LIMITED

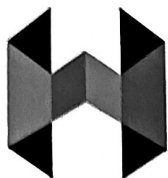
CIN : U70100KA2011PTC061599

1.	Description of the Debenture - Tranche/Series /Issue (Secured / Unsecured PCD/FCD/NCD)	Plain vanilla debentures / Senior, secured, rated, listed, non-convertible debentures
2.	List of ISIN for which this QCR is provided	ISIN INE0S1Q07019
3.	Type of Issue (Private / Public / Rights)	Private
4.	Issue Amount and amount raised till date	55 Crore and 55 crores received till 30 th June 2024.
5.	Listed/Unlisted (If Listed, the Exchange where listed)	Listed in BSE
6.	Date of Listing of NCDs (please provide confirmation and supporting documents from BSE/NSE)	03 rd January 2024 09 th February 2024 28 th June 2024
7.	Coupon Rate (Revised rate if any)	19%
8.	Tenor of Issue	Up to 24 Months
9.	Date of Board Meeting approving Quarterly Financial Statements for the quarter ended June 30, 2024.	12/08/2024
10.	Date of Allotment of Debentures	28 th December 2023 -40 Crore 7 th February 2024 – 9 Crores 25 th June 2024 – 6 Crore
11.	Date of Issue of Debenture Certificate (Physical) or Credit to Demat A/c	3 rd January 2024 09 th February 2024 28 th June 2024
12.	Outstanding amount as on June 30, 2024	55,00,00,000
13.	Previous Interest Payment Date and Amount paid	27 th June 2024 and 2,37,35,786/- only
14.	Next Interest Payment Date and Amount	30 th September 2024 and 2,65,40,829
15.	Previous Repayment Date and Amount paid	NA



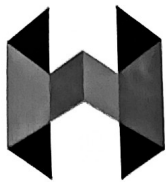
HIREN WAHEN BUILDTECH Pvt. Ltd.

16.	Next Repayment Date and Amount	28th February 2025 and 15,00,00,000
17.	Whether there has been any delay / default in payment of interest and/or principal amount? If yes, the due dates thereof & date of payment	NA
18.	Whether Recovery Expense Fund has been created and the amount as may be required to be deposited is deposited? (Amount to be deposited - 0.01% of Issue Size with maximum cap of Rs. 25 Lakhs)	Yes - 55,000
19.	Credit Rating at the time of issue	Acuite ratings - Provisional C
20.	Present Credit Rating and date of change of credit rating. In case of revision, please attach letter from Credit Rating Agency indicating revision in rating	Acuite - C - 1 st March 2024
21.	a) No. of debenture holders on the date of Allotment b) No. of debenture holders as on June 30, 2024, please provide details of NCD Holders viz. Names, Holding, Mailing Address, Contact Nos. (Benpos)	a) 28 b) 28, Attached
22.	Brief details of the security created till date for the Debentures including third party securities	1. First exclusive security interest of atleast 74.12% in the partnership firm named Hiren Wahan Buildtech held by the company; 2. Exclusive mortgage in relation to a commercial space admeasuring 17,529 sqft in Prestige Featherlite Techhub (Prestige Green gables), Panathur Main Road, 3. First Exclusive Pledge over 95% pledge of shares of Issuer 4. Residual Partnership Interest: First Exclusive Charge of 25.88 % of Partnership interest in M/s Hiren Wahan Buildtech (Developer) by Co-Obligor 2 5. Joint and several guarantees from the Guarantors. 6. Demand Promissory Note from the Guarantors and the Company.
23.	Pending Security if any. Date by such	NA



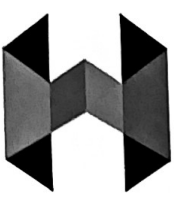
HIREN WAHEN BUILDTECH Pvt. Ltd.

	security is / was to be created	
24.	Whether the Secured Assets are insured? If yes, attach the copies thereof	NO
25.	Confirmation/statement that the assets of the Company are sufficient to discharge the claim of the debenture holders as and when they become due. <i>(Applicable for secured as well as unsecured debentures)</i>	YES - Security cover certificate attached
26.	Whether all taxes, cesses, insurance premia, 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	YES
27.	Disclosure of defaults on payment of interest/ repayment of principal amount in full on the due date on loans from banks / financial institutions and unlisted debt securities, if any during the quarter. If yes, kindly mention details thereof.	Not Applicable
28.	Whether any material change has taken place in the nature and the conduct of the business of the Issuer which is detrimental to the interest of debenture holders. If yes, please give details	NO
29.	Whether any orders, directions, notice of court/ tribunal / authority affecting or likely to affect the debenture holders has been passed. If yes, please give details	NO
30.	Whether any major change in the composition of the Board of directors or shareholders as defined in the Take Over Regulations which amounts to change in control of Issuer Company has occurred. If yes, please give details	NO
31.	Whether Debenture Redemption Reserve (DRR) as per SEBI Guidelines and Companies Act has been maintained and its amount.	Will be created at the time of redemption



HIREN WAHEN BUILDTECH Pvt. Ltd.

	If No, please give reasons for the same.	
32.	Details of encumbrances created over the Secured Assets charged for the issue	NIL
33.	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	YES
34.	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.	Not Applicable
35.	Whether the provisions of the following laws applicable to debentures have been complied with: a) Companies Act (For all Issuers) b) SEBI Model Listing Agreement (For Listed Issues) c) SEBI Listing Regulations (For Listed Issues) d) ICDR Regulations (For all issuers) e) SEBI (Issue & Listing of Non-Convertible Securities) Regulations, 2021 f) Any Other, as may be applicable	YES
36.	Whether any dividend has been declared during this quarter. If yes, details thereof	NO
37.	Whether all the covenants, terms & conditions of the transaction and security documents are complied with? If no, pls give details and reasons for non-compliance	YES
38.	Whether DSRA (Debenture Service Reserve Account) is maintained as per the transaction documents. If Yes , amount and Bank account details. If No , its reason thereof	YES - 2,35,85,000 Account Number - 57500001390277



HIREN WAHEN BUILDTECH Pvt. Ltd.

	<i>(For Debentures wherein DSRA is not required to be maintained as per transaction documents, kindly mention NA)</i>	
39.	Investor grievances received for quarter ended June 30, 2024, resolved during the quarter and grievances unresolved with reasons thereof (Details to be separately provided in annexure as enclosed)	None
40.	Contact Details: a) Name of Authorised Signatory b) Email Address c) Contact Numbers d) Name & Address of R&T Agent	Narendra Babu Kalahasthi Naren@hwbuildtech.com 9845553595

For HIREN WAHEN BUILDTECH PRIVATE LIMITED

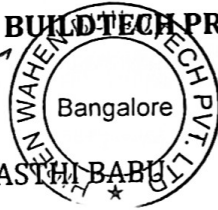
NARENDRA KALAHASTHI BABU

Managing Director

DIN: 01477343

Date: 12/08/2024

Place : Bangalore



Enclosed:

Documents as applicable

Security cover Certificate and BENPOS

High Cliff, No. 1158, Sy No. 86/4 86/6 Panathur, Marathahalli, Bangalore, Karnataka 560 103
www.hwbuildtech.com, info@hwbuildtech.com