



CIN: U70100KA2011PTC061599

HIREN WAHEN BUILDTECH Pvt. Ltd.

August 12, 2024

To,
The Manager
Listing Department
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai -400001
BSE Script Code – 975302

Sub: Disclosure of Security Cover as of June 30, 2024

Reference: Regulation 54 of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to Regulation 54 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, we would like to state that all secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on June 30, 2024, are fully secured by:

First exclusive security interest by way of hypothecation over all rights, titles and interests in the partnership firm named Hiren Wahan Buildtech held by the Company (being at least 74.12% interest in the partnership firm) ("**Partnership Interest**")

Mortgage 1: Exclusive mortgage by way of deposit of title deeds in relation to a commercial space admeasuring 17,529 sqft located at 2nd floor of Building 3 in Prestige Featherlite Techhub (Prestige Green gables), Panathur Main Road, Panathur Hobli, Varthur Taluk, Bangalore by Co-Obligor 2 ("**Mortgage 1**")

Pledge: First Exclusive Pledge over 95% pledge of shares of Issuer pledged by Co-Obligor 1 and Co-Obligor 3 ("**Pledge**")

Residual Partnership Interest: First Exclusive Charge by way of Hypothecation of 25.88 % of Partnership interest in M/s Hiren Wahan Buildtech (Developer) by Co- Obligor 2 ("**Residual Partnership Interest**").

Joint and several guarantees from the Guarantors.

Demand Promissory Note from the Guarantors and the Company.

(i) power of attorney from the Company and the pledge providers to the Debenture Trustee to act on behalf of the Company in sale of securities, and other requisite powers as may be required.

Accordingly, the Company is maintaining asset cover of (One decimal point zero) of the Principal Amount ("**Security Cover**") and on and from the date of issuance of the Debentures, the value of the future Project Receivables (less Taxes, registration fees, any other amounts due to third parties and other statutory dues), are at all times not less than 1.0X (one time) the Debenture Outstandings on such relevant date ("**Asset Cover**"), as per the terms of offer document/Information Memorandum.



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HIREN WAHEN BUILDTECH Pvt. Ltd.

The above information along with the relevant documents shall also be made available on the Company's website <https://www.hwbuildtech.com>, You are requested to kindly take the above information on your records.

Thanking You

For Hiren Wahen Buildtech Private Limited

Narendra Babu Kalahasti
Managing Director
DIN: 01477343

Place: Bangalore

CC: Beacon Trusteeship Limited

Debenture Trustee

Intangible Assets															
Intangible Assets under Development															
Investments	Non-Current Investments (specifically its Interest in the partnership firm naming Hiren Wahen Buildtech Capital) amounting to 74.12% interest in the partnership firm	55								85.58					85.58
Loans															
Inventories															
Trade Receivables															
Cash and Cash Equivalents															
Bank Balances other than Cash and Cash Equivalents															
Others	Mortgage of commercial space admeasuring 17,529 sqft located at 2nd floor of Building 3 in Prestige Featherlite Techhub *									33.86					33.86

<i>Debt Securities</i>																			
<i>Others</i>																			
<i>Trade payables</i>																			
<i>Lease Liabilities</i>																			
<i>Provisions</i>																			
<i>Others</i>																			
Total																			
Cover on Book Value																			
Cover on Market Value^a																			
		Exclusive Security Cover Ratio	2.72																

- i. This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
- ii. This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
- iii. This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.
- iv. This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.
- v. This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
- vi. This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.
- vii. In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.
- viii. Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.
- ix. The market value shall be calculated as per the total value of assets mentioned in Column O.

b) ISIN wise Details

Sr. No.	ISIN	Facility	Type of Charge	Subscribed Amount (INR in Crores)	Principal Outstanding as on June 30, 2024 (INR in Crores)	Interest Accrued but not due for payment as on June 30, 2024 (INR)	Cover Required (in times)	Security Required (INR in Crores)
1	ISIN INE0S1Q07019		Exclusive	55	55		1 Time	55

c) Comparison with previous quarter

Security Cover of previous Quarter – March 2024	Security Cover of current Quarter – June 2024	Is there any reduction in the computed value of security cover in comparison to the previous quarter or previously calculated security cover (Yes / No)	If yes, please state the reason for such variation
3.05	2.72		

*Note: Security given by the Mr. L Prakash who is a partner in the firm (Hiren Wahan Buildtech)

Note – 1. Based on documents Produced before us.

2. Issued at the request of of Hiren Wahan Buildtech Private Limited.

For B Sreenivasa and Co,
Chartered Accountants
Firm Reg No:0092875

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SREENIVASA
SETTY

Digitally signed by
BAGODI SREENIVASA
SETTY
Date: 2024.08.12
22:00:13 +05'30'

CA B Sreenivasa Setty

Proprietor

Membership No:205645

UDIN: 24205645BKGZTP7248

Place: Bangalore

Date: 12/08/2024