



HIREN WAHEN BUILDTECH Pvt. Ltd.

Compliance Report for the quarter ended December 31, 2023

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	40 Crore and 40 crores received till 31 st December
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
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 December 31, 2023.	13/02/2024
10.	Date of Allotment of Debentures	28 th December 2023
11.	Date of Issue of Debenture Certificate (Physical) or Credit to Demat A/c	2 nd January 2024
12.	Outstanding amount as on December 31, 2023.	40,00,00,0000
13.	Previous Interest Payment Date and Amount paid	30 th December 2023 and 9,81,753/- only
14.	Next Interest Payment Date and Amount	31 st March 2024 and 2,23,96,208
15.	Previous Repayment Date and Amount paid	NA
16.	Next Repayment Date and Amount	28 th 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 - 40,000



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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	Not Applicable
21.	a) No. of debenture holders on the date of Allotment b) No. of debenture holders as on December 31, 2023, please provide details of NCD Holders viz. Names, Holding, Mailing Address, Contact Nos. (Benpos)	a) 24 b)24, 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 Wahen 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 Wahen 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 security is / was to be created	exclusive security interest in relation to the entire Project land, development rights and floor space index (FSI) on the Project ---- Within 30 days
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	YES



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	details and reasons for the same	
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. If No , please give reasons for the same.	Not Applicable
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



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35.	Whether the provisions of the following laws applicable to debentures have been complied with: a) Companies Act (For all Issuers) b) SEBI Listing Regulations (For Listed Issues) c) SEBI (Issue & Listing of Non-Convertible Securities) Regulations, 2021 d) 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 (Financial Covenants & Other 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 <i>(For Debentures wherein DSRA is not required to be maintained as per transaction documents, kindly mention NA)</i>	YES
39.	Investor grievances received for quarter ended December 31, 2023, resolved during the quarter and grievances unresolved with reasons thereof. (Details to be separately provided in annexure as enclosed)	None
40.	Contact Person Details: a) Name of Authorised Signatory b) Designation c) Email Address d) Contact No.	Narendra Babu Kalahasthi Managing Director Naren@hwbuildtech.com 9845553595



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41.	Registrar & Transfer Agent Details: a) Name b) Registered Office Address c) Email Address d) Contact No.	Maashitla Securities Private Limited 451, Krishna Apra Business Square, Netaji Subhash Place, Pitampura, New Delhi- 110034 Website: www.maashitla.com Email: rta@maashitla.com, Ph : 011-45121795-96
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For HIREN WAHEN BUILDTECH PRIVATE LIMITED



NARENDRA KALAHASTHI BABU
Managing Director
DIN: 01477343
Date: 13/02/2024
Bangalore

Enclosed:

- 1. Documents as applicable
Security cover Certificate and BENPOS**