

NOTICE OF MEETING OF DEBENTURE HOLDERS OF ASSETZ INDUSTRIAL PARK PRIVATE LIMITED

Debenture Holders under ISIN INE0NPQ08012, ISIN INE0NPQ07022 and ISIN INE0NPQ07030 ("ISINs")

Reference : Listed, Secured, Non-Convertible Debentures of Assetz Industrial Park Private Limited ("Issuer") under the Debenture Trust Deed dated 6th December, 2022 (executed between the Issuer and Vistra ITCL (INDIA) Limited ("DTD").

Subject : Default by the Issuer in creation of Mortgage as per the terms of the Finance Documents.

- This is with reference to listed, secured, non-convertible debentures ("NCDs") amounting to Rs 103 Crores under ISIN INE0NPQ08012 and amounting to Rs 32.4 Crores under ISIN INE0NPQ07022 and amounting to Rs. 74.4 Crores under ISIN INE0NPQ07030 issued under the DTD 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") (such debenture trust deed, the "DTD").
- As you are aware, the Issuer has violated /breached the covenants for creation of Mortgage as per the terms of the Finance Documents.
- As per clause 6.3 of SEBI Circular dated 13th October 2020, the Debenture Trustee is required to conduct the meeting of the Debenture Holder(s) within 30 days from the date of default.
- In view of the above, we propose to convene a virtual meeting of the Debenture Holders on Thursday, ie 12th October, 2023 at 12.30pm IST for Debenture Holders under ISINs for considering whether:
 - 1) Negative Consent for Enforcement of the Security.
 - 2) Positive Consent for Enforcement of Security.
 - 3) Positive Consent for signing the ICA signed /to be signed between the Issuer and its lenders for and on our behalf, by execution of ICA / Deed of Accession .(if Applicable).
 - 4) Appointment of Nominee Director under the relevant SEBI regulations
 - 5) Such other action as may be required by the Debenture Holder(s).
- The link of the meeting will be sent to the Debenture Holders shortly.
- Kindly also note that for passing resolution in the meeting, the requirement as per the terms of the DTD shall mean the approval of debenture holders representing not less than 75% by value of the outstanding debt and 60% of the investors by number at the ISIN level. It is also notable that in case the default is cured between the date of notice and the date of meeting, then the meeting shall stand canceled, subject to the instruction of the Debenture Holders.
- In this regard, we request the Debenture Holder(s) to ensure that the email ID is registered with the RTA/DP on a priority basis so that proper email id appears in BENPOS for ease in quick communication.

Please note:

Registered office:
The IL&FS Financial Centre
Plot No. C-22, G Block, 6th Floor
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Vistra ITCL (India) Limited
Corporate Identity Number (CIN): U66020MH1995PLC095507

- 1) The notice of the meeting is sent to the Debenture Holder(s) as per latest BENPOS available in our records.
- 2) The Debenture Holder(s) shall ensure that they have valid POA/Board Resolution for attending and voting in the meeting.

For Vistra ITCL India Limited.



Authorised Signatory

