

NOTICE OF MEETING OF DEBENTURE HOLDER(S) OF ATS HEIGHTS PRIVATE LIMITED

To,

Debenture Holder(s) under ISIN INE679U08040,

Reference: Listed, Non-Convertible Debentures of ATS Heights Private Limited (“Issuer”) under the Debenture Trust Deed dated 16th February 2018 (executed between the Issuer and Vistra ITCL (INDIA) Limited (“DTD”).

Subject : Default in payment of Interest & Redemption for Unsecured Listed Non Convertible Taxable Debentures issued by ATS Heights Private Limited bearing ISIN INE679U08040.

- This is with reference to rated, listed, , non-convertible debentures aggregating to Rs 85.00 Crores (“NCDs”) issued by ATS Heights Private Limited under 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”)
- As you are aware, the payment of Interest & Redemption on the abovementioned NCDs issued by the Issuer under ISIN INE679U08040 was due on 30th June 2023.
- The Debenture Holder, ASK Property Investment Advisors Private Limited (Investment Manager of ASK Real Estate Special Opportunities Fund – II and ASK India Real Estate Special Opportunities Fund PTE Ltd.) vide email dated • and ASK Investment Managers Private Limited (“ASK” / “Debenture Holder”), vide email 03rd July 2023 (*copy enclosed for information*) informed that the Issuer has defaulted in payment of Interest & Redemption under ISIN INE679U08040 which was due for payment on 30th June 2023 under the abovementioned ISIN.
- As per Chapter X (Breach of Covenants, Default and Remedies) of SEBI Operational Circular for Debenture Trustees (SEBI/HO/DDHS/P/CIR/2023/50 dated 31st March, 2023), 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 Holder(s) on 28th July 2023 (since the 30th day from the date of default falls on a Sunday, the meeting is proposed to be on Friday) at 04:00 pm (IST) for Debenture Holder under ISIN INE679U08040 for considering:
 - 1) Consent for Enforcement of the Security/Personal Guarantee.
 - 2) Appointment of Nominee Director on the board of the Issuer.
 - 3) Such other action as may be required by the Debenture Holder(s).
- The link of the meeting will be sent be sent to the Debenture Holder(s) 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 Holder.

- 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 correct email id appear in BENPOS for ease in quick communication.

Please note:

- 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
Jatin Chonani - Compliance Officer