

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400001 Security Code: 532880	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 Symbol: OMAXE
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Subject: Outcome of Meeting of Board of Directors of Omaxe Limited (the "Company") held today i.e. Thursday, May 15, 2025 pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations, 2015")

Dear Sir/Madam,

Please note that the Board of Directors of the Company at its meeting held today, i.e. May 15, 2025, considered and approved, inter- alia, the following:

1. Raising of funds by way of issuance of up to 1,994 Unrated Senior Secured Non-Convertible Debentures, ("NCDs") having a face value of INR 10,00,000 (Indian Rupees Ten lakh) each aggregating to Rs.199.40 Crore (Rupees One Hundred Ninety Nine Crore Forty lakhs only), in one or more tranches, on a Private Placement basis, in accordance with the provisions of Companies Act, 2013 and other applicable laws and regulations. The Board has also constituted the "Debenture Issue & Allotment Committee" (DIAC) and delegated its powers to take necessary steps in this regard.
2. Appointment of Mr. Satbir Singh (DIN: 06887978) as an Additional Director (Non-Executive and Independent) on the Board of the Company, at the recommendation of the Nomination & Remuneration Committee, with effect from May 15, 2025, for a period three Consecutive years (not liable to retire by rotation), subject to the approval of the Shareholders. In compliance with SEBI Letter dated June 14, 2018 and BSE Circular LIST/COMP/14/2018-19 dated June 20, 2018, we wish to confirm that Mr. Satbir Singh (DIN: 06887978) has not been debarred from holding the office of Director by virtue of any SEBI Order or any other Authority.

The details as required under the SEBI LODR Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, with respect to abovementioned items are enclosed herewith as Annexure-1 & Annexure-2, respectively.

The Board Meeting commenced at 3:30 P.M. and concluded at 4:55 P.M. with a vote of thanks to the Chair.

The copy of this intimation is also available on Company's website www.omaxe.com and on the website of Stock Exchanges i.e. www.nseindia.com and www.bseindia.com.

You are requested to take the same on record please.

For Omaxe Limited

or OMAXE LIMITED


D B R Srikanta
Company Secretary & Compliance Officer

"This is to inform that please make all correspondence with us on our **Corporate office** Address only"

OMAXE LIMITED

Corporate Office : 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

Tel.: +91-11-41896680-85, 41893100

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001, (Haryana)

Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918

Annexure-1

The details as required under the SEBI (LODR) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

S. No.	Particulars	Information
1	Type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Unrated Senior Secured Non-Convertible Debentures ("NCDs")
2	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Private Placement
3	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	Issuance of up to 1994 NCDs having a face value of Rs. 10,00,000/- each aggregating to an amount of Rs. 199.40 Crore (Rupees One Hundred Ninety-Nine Crore Forty lakhs only)
4	Size of the issue	Issuance of up to 1994 NCDs having a face value of Rs. 10,00,000/- each aggregating to an amount of Rs. 199.40 Crore (Rupees One Hundred Ninety-Nine Crore Forty lakhs only)
5	Whether proposed to be listed? If yes, name of the stock exchange(s)	No
6	Tenure of the instrument - date of allotment and date of maturity;	<u>Date of Allotment:</u> NCDs are yet to be allotted. <u>Date of Maturity:</u> Up to 54 months from the Date of 1 st Allotment (the " Tenor ")
7	Coupon/interest offered, schedule of payment of coupon/interest and principal;	Committed return of 12% IRR for redemption from Project cash flows. The NCDs will be redeemed in full at the end of the Tenor for an amount equal to the Issue Price plus the amount of Committed Return and additional return (if any)
8	Charge/security, if any, created over the assets;	The proposed security structure shall inter-alia, include: <ul style="list-style-type: none"> - An exclusive first charge by way of mortgage over the project land, leasehold rights, and development share of Grand Omaxe and Rajguru & Bhagat Singh (the "Project"). - An exclusive first charge by way of hypothecation over all bank accounts, receivables and over all current and non-current assets, both tangible and intangible, of the Project. - Unconditional and irrevocable guarantee of Mr. Rohtas Goel, Mr. Mohit Goel, Guild Builders Pvt Ltd., Dream Home Developers Pvt. Ltd., Udai Properties Pvt. Ltd., Advaita Properties Pvt. Ltd., Agasthya Properties Pvt. Ltd., Advay Properties Pvt. Ltd. and Amod Builders Pvt. Ltd. - An exclusive first charge by way of mortgage in Project Resort-A&B, Chandigarh. - An exclusive first charge by way of hypothecation over all bank accounts, receivables and over all current and non-current assets, both tangible and intangible, of the Project Resort-A&B, Chandigarh.


OF OMAXE LIMITED


Company Secretary



		<i>First charge will cover all project-related assets including bank accounts, documents, developer rights under project agreements, and insurance policies. The charge/security created over the assets are more particularly set out in the definitive agreements executed/to be executed by the Company.</i>
9	Special right/interest/privileges attached to the instrument and changes thereof:	Not Applicable.
10	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	3% IRR over and above the Committed Return.
11	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any;	Not Applicable
12	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	100% redemption by the end of the Tenor.
13	Any cancellation or termination of proposal for issuance of securities including reasons thereof.	Not Applicable

or OMAXE LIMITED


Company Secretary

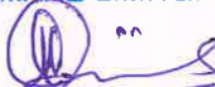
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Annexure-2

The details as required under the SEBI (LODR) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

S. No.	Particulars	Information
1	Reason for change viz. appointment, resignation, removal, death or otherwise	Appointment
2	Date of appointment/cessation & term of appointment	Appointment with effect from May 15, 2025 for a period of three consecutive years.
3	Brief profile (in case of appointment)	<p>Mr. Satbir Singh holds a B.A. (Hons.) in Economics from Delhi University, an M.A. in Economics from Rajasthan University, a Diploma in Financial Management from Mumbai University, and is CAIIB-certified by the Indian Institute of Bankers.</p> <p>He has over 35 years of experience with IFCI Ltd., a Government of India NBFC and the country's first Development Financial Institution. Rising to the level of Deputy General Manager – Finance, he held several key leadership roles, including Managing Director at IFCI Factors Ltd. and Chief Operating Officer at IFCI Venture Capital Funds Ltd., both subsidiaries of IFCI. He also served as Head of IFCI's Lucknow Regional Office and managed major corporate accounts and restructuring cases at the Mumbai office (2001–2011), overseeing portfolios exceeding ₹5000 crore.</p> <p>He was instrumental in recovering over ₹2600 crore from stressed accounts like Ispat Industries and Essar Oil, earning an appreciation certificate and a cash award. As a senior executive, he participated in board-level decisions on business strategy, policy formulation, budgeting, and fundraising for IFCI and its subsidiaries. He also served on the board of the Factoring Association of India, a representative body of Factoring Companies in India.</p> <p>Presently, he is Vice President at Regal Entertainment and Consultants Limited (NBFC).</p>
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Related

for OMAXE LIMITED


Company Secretary