



Turning dreams into reality

OL/SE/735/July 2025-26

July 16, 2025

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: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations, 2015") with respect to Allotment of Non-Convertible Debentures

Dear Sir/Madam,

Pursuant to the provisions of Regulation 30 of the SEBI LODR Regulations, 2015 and in continuation of our intimation bearing reference no. OL/SE/707/May 2025-26 dated May 15, 2025 regarding approval for raising of funds by way of issuance of Non-Convertible Debentures, we would like to inform that the Debenture Issue & Allotment Committee has, at its meeting held today i.e. July 16, 2025, approved the allotment of 398 Unrated Senior Secured Non-Convertible Debentures of face value of Rs. 10,00,000/- each aggregating to Rs. 39,80,00,000/-, on Private Placement basis.

The brief 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, are enclosed herewith as Annexure-1.

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

For Omaxe Limited

(Company Secretary)

D B R Srikanta

Company Secretary & Compliance Officer

Encl: As above.

"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)

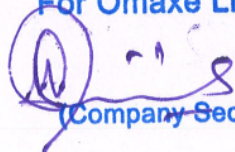
Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918

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 issued / allotted (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 issued/allotted or the total amount for which the securities are be issued/allotted (approximately);	Allotment of First Tranche of 398 NCDs, out of total 1,994 NCDs, having a face value of Rs. 10,00,000/- each aggregating to an amount of Rs. 39,80,00,000/- (Rupees Thirty-Nine Crore Eighty lakhs only).
4	Size of the issue	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). Out of which, 398 NCDs having a face value of Rs. 10,00,000/- each aggregating to an amount of Rs. 39,80,00,000/- (Rupees Thirty-Nine Crore Eighty lakhs only) have been allotted in this first tranche.
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> July 16, 2025. <u>Date of Maturity:</u> Up to 54 months from the Date of July 16, 2025 (the " Tenure ")
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 <i>inter-alia</i> , 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., Udal 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.

For Omaxe Limited


(Company Secretary)

		<p>- 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.</p> <p><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></p>
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	<p>100% redemption by the end of the Tenor.</p> <p>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).</p>
13	Any cancellation or termination of proposal for issuance of securities including reasons thereof.	Not Applicable

For Omaxe Limited



(Company Secretary)

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