

K. C. HOLDINGS

14th February, 2024

National Stock Exchange of India Limited Exchange Plaza, Plot no. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.	BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001.
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Ref.: Disclosures pursuant to Regulation 31(2) of Securities & Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ('SEBI Takeover Regulations') – Creation of Pledge.

Dear Sir/Madam,

Pursuant to the SEBI Circular No. SEBI/HO/CFD/DCR-3/P/CIR/2022/27 dated 07th March, 2022 effective from 01st July, 2022, regarding automation of disclosure requirement under SEBI Takeover Regulations, the depositories are required to provide information directly to the stock exchange for transactions recorded in the depository system and stock exchange are required to disseminate such information on their respective website as per the format specified by SEBI and therefore, intimation under Regulation 31(2) of SEBI Takeover Regulations is not required to be provided by the Company.

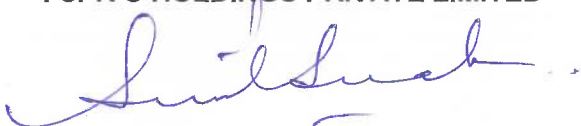
However, pursuant to SEBI Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 7, 2019 ('Circular') with respect to disclosure of reasons for encumbrance by promoter of listed companies, please find attached herewith disclosure for reasons of encumbrance in the format as specified by SEBI

Kindly take the above on record.

Thank you.

Yours faithfully,

For K C HOLDINGS PRIVATE LIMITED



**AMIT SHAH
AUTHORISED SIGNATORY**

Encl: As above

Annexure - II
Formal letter of encumbrance
 (to be filed by the lender)

KALPATARU PROJECTS INTERNATIONAL LIMITED	
Registered Office: 10th Floor, 10th Cross, 10th Main Road, 10th Cross, 10th Main Road, Bangalore - 560001	
Name of the company: KALPATARU PROJECTS INTERNATIONAL LIMITED	
Name of the promoter(s) / PACs, whose shares have been encumbered:	
1.	Kalpataru Construction Private Ltd
2.	K G Holdings Private Limited
3.	Priya M. Manoj
Total promoter shareholding in the listed company	
Encumbered shares: 1,32,00,000 (13.2%)	
Whether encumbered shares are 50% or more of promoter shareholding	
Whether encumbered shares are 5% or more of total share capital	
SEBI AND / OR FEMA NO.	

Details of all the encumbrances pertaining to encumbrance:

Particulars	Encumbrance 1 (Date of creation of encumbrance: 28-Feb-20) (Refer Note 1)	Encumbrance 2 (Date of creation of encumbrance: 28-Feb-20) (Refer Note 1)	Encumbrance 3 (Date of creation of encumbrance: 28-Oct-21) (Refer Note 1)	Encumbrance 4 (Date of creation of encumbrance: 02-Nov-21) (Refer Note 1)	Encumbrance 7 (Date of creation of encumbrance: 28th July, 2022) (Refer Note 1)	Encumbrance 8 (Date of creation of encumbrance: 28th July, 2022) (Refer Note 1)	Encumbrance 10 (Date of creation of encumbrance: 04th November, 2022) (Refer Note 1)	Encumbrance 11 (Date of creation of encumbrance: 10th November, 2022) (Refer Note 1)	Encumbrance 12 (Date of creation of encumbrance: 3rd March, 2023) (Refer Note 1)	Encumbrance 13 (Date of creation of encumbrance: 17th November, 2023) (Refer Note 1)	Encumbrance 14 (Date of creation of encumbrance: 12th February, 2024) (Refer Note 1)	
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking, etc., transaction, condition or arrangement in the nature of encumbrance)	175	0.05%	3,478,500	852,500	132,000	787,000	200,000	1,820,000	558,000	828,000	1,200,000	
No. and % of shares encumbered			3,478,500	852,500	132,000	787,000	200,000	1,820,000	558,000	828,000	1,200,000	
Specific details about the encumbrance	JM FINANCIAL CREDIT SOLUTIONS LIMITED	ADITYA BIRLA FINANCE LIMITED	CATALYST TRUSTESHIP LIMITED (on behalf of Tata Capital Housing Finance Limited)	IFL Wealth Prime Limited	IFL Wealth Prime Limited	IFL Wealth Prime Limited	Tata Capital Financial Services Limited	Tata Capital Financial Services Limited	IFL Wealth Prime Limited	Sunil Datta	Infra Finance Pvt Ltd	
Whether the entity 'X' is included in the list of entities (if any) - (a) NBFC or housing finance company? (b) If no, provide the nature of the business of the entity.	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC	Individual	NBFC	
Name of all active entities in the encumbrance	1) K G Holdings Private Limited 2) JM FINANCIAL CREDIT SOLUTIONS LIMITED 3) KALPATARU LAND PRIVATE LIMITED	1) K G Holdings Private Limited 2) ADITYA BIRLA FINANCE LIMITED 3) Avanta Landmarks Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	1) K G Holdings Private Limited 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	Other entities (if any) - 1) K G HOLDINGS PRIVATE LIMITED 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	Other entities (if any) - 1) K G HOLDINGS PRIVATE LIMITED 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited	Other entities (if any) - 1) K G HOLDINGS PRIVATE LIMITED 2) KALPATARU CONSTRUCTIONS PRIVATE LIMITED 3) KALPATARU PROPERTIES PRIVATE LIMITED 4) KALPATARU TRUSTESHIP LIMITED (on behalf of TATA CAPITAL HOUSING FINANCE LIMITED) 5) KabaLau Land Private Limited
Security Cover / Asset Cover	151,578	3,782,45,911.05	3,012,802,776.00	764,377,378.00	114,331,800.00	691,680,050.00	173,230,000.00	1,578,991,480.00	483,311,700.00	841,343,750.00	1,039,380,000.00	
Amount involved against which shares have been encumbered (B)	(Total Facility Rs. 130 crores) Please refer relevant note	(Total Facility Rs. 144 crores) Please refer relevant note	(Total Facility Rs. 65 crores) Please refer relevant note	(Total Facility Rs. 30 crores) Please refer relevant note	(Total Facility Rs. 45 crores) Please refer relevant note	(Total Facility Rs. 30 crores) Please refer relevant note	(Total Facility Rs. 60 crores) Please refer relevant note	(Total Facility Rs. 60 crores) Please refer relevant note	(Total Facility Rs. 45 crores) Please refer relevant note	(Total Facility Rs. 45 crores) Please refer relevant note	(Total Facility Rs. 45 crores) Please refer relevant note	
Ratio of A/B	0.03	2.08	9.13	8.37	0.28	2.27	0.27	3.18	1.21	2.17	2.31	
End use of money	(a) Personal use by promoters and PACs (b) For the benefit of listed company (c) For the benefit of listed company (d) For the benefit of listed company (e) For the benefit of listed company (f) For the benefit of listed company (g) For the benefit of listed company (h) For the benefit of listed company (i) For the benefit of listed company (j) For the benefit of listed company	General Corporate Purpose of Borrower	Repayment of Group Debt and/or loans and advances to Group	Repayment of Group Debt and/or loans and advances to Group	General Corporate Purpose	General Corporate Purpose	General Corporate Purpose	General Corporate Purpose	General Corporate Purpose	General Corporate Purpose	Repayment of Loan and advances taken by entities and General Corporate Purpose	

Note 1: For all other details, value has been taken based on the current market price of the equity shares as on the date of report.
 Note 2: Pursuant to the merger of JMFC Projects Limited with the Target Company, the percentage of the Total share capital has been computed accordingly, which is based on the outstanding no. of shares as on 16-Jan-2023.
 Note 3: Shares which were earlier pledged / encumbered against the Loan facility which has been repaid in full, does not form part of this Annexure.
 Note 4: The total facility is Rs. 45 crores from IFL Wealth Prime Limited with respect to encumbrance 7 against which 1,32,00,000 Shares were already pledged by the Company in favor of IFL Wealth Prime Ltd which are continue as on date. Further, Kalpataru Construction Private Ltd has created the pledge over 3,04,000 shares in favor of IFL Wealth Prime Limited for the same facility.
 Note 5: The total facility is Rs. 30 crores from IFL Wealth Prime Limited with respect to encumbrance 8 and against which 7,87,000 shares were earlier pledged by the Company in favor of IFL Wealth Prime Ltd on 28.07.2023. However, total shares on which pledge have been created by the Company are 5,58,000 as on date. Further for the same Facility 8,88,000 Equity Shares are pledged by Kalpataru Construction Private Limited.
 Note 6: The total facility is Rs. 45 crores from IFL Wealth Prime Limited with respect to encumbrance 12 and against which 7,83,000 shares were earlier pledged by the Company, which is still in force. Further for the same Facility 8,88,000 Equity Shares are pledged by Kalpataru Construction Private Limited.
 Note 7: The total facility is Rs. 11.61 Crores from JM Financial Credit Solutions Ltd with respect to encumbrance 10 and against which 7,02,675 shares were earlier pledged by the Company, which is still in force. Further for the same Facility 8,88,000 Equity Shares are pledged by Kalpataru Construction Private Limited.
 Note 8: The total facility is Rs. 25 Crores from Sunil Datta with respect to encumbrance 13 and against which 8,28,000 shares were earlier pledged by the Company on 17.11.2023.
 Note 9: The total facility is Rs. 22.94 Crores from Aditya Birla Finance Ltd with respect to encumbrance 2 and against which 80,01,000 shares were earlier pledged by the Company on 12.02.2024.
 Note 10: The total facility is Rs. 22.94 Crores from Aditya Birla Finance Ltd with respect to encumbrance 2 and against which 80,01,000 shares were earlier pledged by the Company on 12.02.2024.
 Note 11: The total facility of Rs. 48 Crores from Infra Finance Private Ltd with respect to encumbrance 14 and against which 12,00,000 shares have been pledged by the Company on 12.02.2024.
 Note 12: The total facility of Rs. 48 Crores from Infra Finance Private Ltd with respect to encumbrance 14 and against which 12,00,000 shares have been pledged by the Company on 12.02.2024.

For K G Holdings Private Limited
 Authorised Signatory
 Date: 14th February, 2024