



Date: January 18, 2024

Scrip Code – 532832

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street,

MUMBAI – 400 001

IBREALEST/EQ

National Stock Exchange of India Limited

“Exchange Plaza”, Bandra-Kurla Complex,

Bandra (East),

MUMBAI – 400 051

Sub: Intimation pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to regulation 30 read with clause 11 of Para B of Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated July 13, 2023 read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 and SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated July 11, 2023 (“**SEBI Listing Regulations**”), we enclose herewith details of a Corporate Guarantee, issued on behalf of wholly owned subsidiary of the Company, as Annexure-A of this letter.

This is for your information and records.

Yours sincerely,

for **Indiabulls Real Estate Limited**

Chandra Shekher Joshi

Company Secretary

Encl.: As above

cc: Luxembourg Stock Exchange, Luxembourg

Indiabulls Real Estate Limited

CIN: L45101HR2006PLC095409

Corporate Office: WeWork Vaswani Chambers, 264/265, Dr. Annie Besant Road, Worli, Mumbai – 400030, Tel.: (022) 61899600

Registered Office: Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana, Tel/Fax: 0124 5025020

Email: ir@indiabulls.com Website: <http://www.indiabullsrealestate.com>



Annexure-A

| Particulars | Details |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of party for which such guarantees or indemnity or surety was given | Tapir Constructions Limited, a wholly owned subsidiary of the Company (“TCL”). |
| Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length” | Not applicable, as there is no promoter / promoter group in the Company. |
| Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee | The Company has issued a corporate guarantee in favour of Investor/Debenture Trustee for securing the issue of 17,500 Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Non-Convertible Debentures having face value of INR 1,00,000/- each aggregating to INR 175 Crore on private placement basis by TCL (effective from today i.e. January 18, 2024). The corporate guarantee has been provided by the Company in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI Listing Regulations. |
| Impact of such guarantees or indemnity or surety on listed entity | The corporate guarantee provided is a contingent liability for the Company. This guarantee has been provided on behalf of a 100% subsidiary of the Company which is part of the consolidated group. At this point, there is no impact of this guarantee on the Company. |

Indiabulls Real Estate Limited

CIN: L45101HR2006PLC095409

Corporate Office: WeWork Vaswani Chambers, 264/265, Dr. Annie Besant Road, Worli, Mumbai – 400030, Tel.: (022) 61899600

Registered Office: Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana, Tel/Fax: 0124 5025020

Email: ir@indiabulls.com Website: <http://www.indiabullsrealestate.com>