



28th April 2025

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001.

Dear Sir,

Sub: Disclosure pursuant to Regulation 54(2) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015

With reference to Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Master Circular for listing obligations and disclosure requirements for Non-convertible Securities, Securitised Debt Instruments and/ or Commercial Paper dated 21st May 2024 and Master Circular for Debenture Trustees dated 16th May 2024, we would like to state that:

The Debenture shall be secured by way of first pari-passu charge in terms of the registered Debenture Trust Deed cum Deed of Mortgage in favour of the Debenture Trustee acting for the benefit of Debenture Holders over the Company's identified immoveable property - Flat No.304 Admeasuring 380 Sq. Ft. Carpet Area (equivalent to 456 sq.ft. Built-up area) inclusive of balconies, situated on the Third Floor of Wing B of Building No.EC-13 known as "Niagara" in Sector 'A', in the residential complex known as "Evershine City", now known as Hudson Co-Operative Housing Society Limited, constructed on the lands bearing Survey Nos.97/2 To 97/6, 105 (Part) of Village : Gokhiware, Survey Nos.100 (Part), 105 (Part) And 157 (Part) Of Village : Manikpur And Survey Nos. 258 And 378 of Village : Achole, all Situated At Taluka : Vasai, District : Palghar.

First pari passu charge by way of hypothecation in favour of the Debenture Trustee acting for the benefit of Debenture Holders in respect of the Company's right, title comprising of:

- i. Receivables;
- ii. other book debts of the Company (except the ones excluded from the definition of the Receivables)
- iii. other current assets of the Company (except the ones excluded from the definition of the Receivables); and
- iv. other long term and current investments (excluding any strategic investments of the Company in the nature of equity shares, preference shares & venture capital units or any receivables therefrom)

Kotak Infrastructure Debt Fund Ltd.

CIN U65910MH1988PLC048450

T +91 22 61660000

Registered Office :

F +91 22 67132410

27BKC, Plot No. C 27, G Block

www.kotak.com

Bandra Kurla Complex

Bandra (East), Mumbai - 400 051

India



Further, Security Cover statement as on 31 March -2025 as per SEBI format – shall form part of the financial results as per Regulation 54(3) of SEBI LODR and the same is enclosed as Annexure I.

Kindly take the above information on the record.

Thanking You,

Yours faithfully,

For Kotak Infrastructure Debt Fund Ltd

Arpit Kothari
CEO

Kotak Infrastructure Debt Fund Ltd.

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Annexure I

| Annexure I | | | | | | | | | | | | | | | (₹ in lakhs) | | |
|---|--|--|--------------------|--|--|--|-------------------|-------------------|--------------------------------|---|----------------|--|--|---|--|-----------------------|----------|
| Security cover certificate as per Regulation 54(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on March 31, 2025 | | | | | | | | | | | | | | | | | |
| Column A | | Column B | | Column C | Column D | Column E | Column F | Column G | Column H | Column I | Column J | Column K | Column L | Column M | Column N | | Column O |
| | | | | Exclusive Charge | Exclusive Charge | Pari-Passu Charge | Pari-Passu Charge | Pari-Passu Charge | Assets not offered as Security | Elimination (amount in negative) | (Total C to I) | | | Related to only those items covered by this certificate | | | |
| Particulars | Description of asset for which this certificate relate | Debt for which this certificate being issued | Other Secured Debt | Debt for which this certificate being issued | Assets shared by pari-passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge) | Other assets on which there is pari-Passu charge (excluding items covered in column F) | | | | debt amount considered more than once (due to exclusive plus pari-passu charge) | | Market Value for Assets charged on Exclusive basis | Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable) | Market Value for Pari-passu charge Assets | Carrying value/book value for pari-passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRM market value is not applicable) | Total Value=(K+L+M+N) | |
| | | Book Value | Book Value | Yes/ No | Book Value | Book Value | | (Refer Note 2) | | | | | | | | | |
| | | Relating to Column F | | | | | | | | | | | | | | | |
| ASSETS | | | | | | | | | | | | | | | | | |
| Property, Plant and Equipment | Building (Note 4) | - | - | Yes | 23.87 | - | 33.10 | - | 56.97 | - | - | - | - | 33.74 | - | 33.74 | |
| Capital Work-in-Progress | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Right of Use Assets | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Goodwill | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Intangible Assets | | - | - | No | - | - | 0.20 | - | 0.20 | - | - | - | - | - | - | - | |
| Intangible Assets under Development | | - | - | No | - | - | 35.00 | - | 35.00 | - | - | - | - | - | - | - | |
| Investments | Mutual Fund and Debenture (Note 3) | - | - | Yes | 39,019.98 | - | - | (113.97) | 38,906.01 | - | - | - | - | - | 39,019.98 | 39,019.98 | |
| Loans | Receivables under financing activities (Note 1) | - | - | Yes | 1,22,415.18 | - | 0.44 | (499.31) | 1,21,916.31 | - | - | - | - | - | 1,22,415.18 | 1,22,415.18 | |
| Inventories | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Trade Receivables | | - | - | Yes | - | - | - | - | - | - | - | - | - | - | - | - | |
| Cash and Cash Equivalents | Balances with banks in Current account | - | - | Yes | 743.10 | - | - | (0.17) | 742.93 | - | - | - | - | - | 743.10 | 743.10 | |
| Bank Balances other than Cash and Cash Equivalents | Balance in Fixed Deposit | - | - | Yes | 23.09 | - | - | (0.01) | 23.08 | - | - | - | - | - | 23.09 | 23.09 | |
| Others | | - | - | No | - | - | 2,519.30 | (0.06) | 2,519.24 | - | - | - | - | - | - | - | |
| Total | | - | - | - | 1,62,225.22 | - | 2,588.04 | (613.52) | 1,64,199.74 | - | - | - | - | 33.74 | 1,62,201.35 | 1,62,235.09 | |
| LIABILITIES | | | | | | | | | | | | | | | | | |
| Debt securities to which this certificate pertains | | - | - | Yes | 1,07,000.49 | - | - | - | 1,07,000.49 | - | - | - | - | - | 1,07,000.49 | 1,07,000.49 | |
| Other debt sharing pari-passu charge with above debt | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Other Debt | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Subordinated debt | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Borrowings | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Bank | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Debt Securities | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Others | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Trade payables | | - | - | No | - | - | 26.29 | - | 26.29 | - | - | - | - | - | - | - | |
| Lease liabilities | | - | - | No | - | - | - | - | - | - | - | - | - | - | - | - | |
| Provisions | | - | - | No | - | - | 26.54 | - | 26.54 | - | - | - | - | - | - | - | |
| Others | | - | - | No | - | - | 139.87 | - | 139.87 | - | - | - | - | - | - | - | |
| Total | | - | - | - | 1,07,000.49 | - | 192.70 | - | 1,07,193.19 | - | - | - | - | - | 1,07,000.49 | 1,07,000.49 | |
| Cover on Book Value | | | | | 1.52 | | | | | | | | | | 1.52 | 1.52 | |
| Cover on Market Value | | | | | | | | | | | | | | | | | |
| | | Exclusive Security Cover Ratio | | | Pari-Passu Security Cover Ratio | | | | | | | | | | | | |

Notes:

1. Receivable under financing activities is part of the non trading book where loans are in the nature of held to maturity and created with a sole objective of collecting principal and interest. Therefore company has considered the book value (before netting off impairment) for this certificate.

2. In order to match the value of Assets and Liabilities in Column J with the values in the Ind AS Financial Statements, relevant Ind AS adjustments have been eliminated in Column I (Elimination) and there is no debt amount considered more than once (due to exclusive plus pari-passu charge)

3. Investments that are classified as fair value through profit & loss, book value which is mentioned above, equates to the corresponding market value. Investments which are measured at amortised cost are thinly traded and market value is not available and hence the same is shown as Carrying /book value.

4. Market value of Property, Plant and Equipment is as per valuation done in November 2022.

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