

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

Name of the Issue: **Macrotech Developers Limited**

- 1. Type of Issue (IPO/FPO)** IPO
- 2. Issue Size (Rs. Cr)** INR 2500
- 3. Grade of issue along with name of the rating agency**
- Name** NA
- Grade** NA
- 4. Subscription Level (Number of times)** 1.1868 (excluding anchor investor portion and after removing multiple and duplicate bids and technical rejection cases)

Source - Minutes of Basis of Allotment dated April 15, 2021

5. QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	Percentage
(i) allotment in the issue	8.79%*
(ii) at the end of the 1st Quarter immediately after the listing of the issue ^{^^}	9.71%
(iii) at the end of 1st FY (March 31, 2022) ^{^^^}	16.36%
(iv) at the end of 2nd FY (March 31, 2023) [#]	23.37%
(v) at the end of 3rd FY (March 31, 2024) ^{##}	27.11%

(*) As a % of total paid up capital as per the Prospectus dated April 10, 2021

^{^^} Source – Shareholding Pattern for the quarter ended June 30, 2021

^{^^^} Source – Shareholding Pattern for the quarter ended March 31, 2022

[#] Source – Shareholding Pattern for the quarter ended March 31, 2023

^{##} Source – Shareholding Pattern for the quarter ended March 31, 2024

6. Financials of the issuer (as per the annual financial results submitted to stock exchanges)

Consolidated

(Rs in Crores)

Parameters	1st FY (March 31, 2022)\$	2nd FY (March 31, 2023)#	3rd FY (March 31, 2024)##
Income from operations	9,579.17	9,470.36	10,316.10
Net Profit for the period	1,208.51	489.42	1,554.2
Paid-up equity share capital	481.51	481.79.	994.5
Reserves excluding revaluation reserves	11,190.26	11,747.60	16,033.5

\$ Source – Financial Results for the year ended March 31, 2022

Source – Financial Results for the year ended March 31, 2023

Source – Financial Results for the year ended March 31, 2024

7. Trading Status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited and the National Stock Exchange of India Limited.

Particulars	Status
(i) at the end of 1st FY (March 31, 2022)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2023)	Frequently Traded
(iii) at the end of 3rd FY (March 31, 2024)	Frequently Traded

Source : Stock Exchange.

8. Change in Directors of issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2022)	Mr. Lee Anthony Polisano (DIN: 0009254797)	Appointed as Additional Director (Non-Executive, Independent) w.e.f. July 30, 2021
(ii) at the end of 2nd FY (March 31, 2023)*#	Mr. Rajeev Bakshi (DIN: 00044621)	Appointed as an Additional Director (Non-Executive, Independent) and recommended to be appointed as an Independent Director at the ensuing Annual General Meeting of the Company for a first term of five years from June 29, 2022 till June 28, 2027.

	Ms. Harita Gupta (DIN 01719806)	Appointed as an Additional Director (Non-Executive, Independent) and recommended her appointment as an Independent Director to the shareholders for a first term of five years from September 20, 2022 till September 19, 2027
(iii) at the end of 3rd FY (March 31, 2024)	Nil	Nil

There has been no change in directors until May,30, 2024

9. Status of implementation of project/ commencement of commercial production

- (i) As disclosed in the offer document: NA
- (ii) Actual implementation: NA
- (iii) Reasons for delay in implementation, if any: NA

10. Status of utilization of issue proceeds

- (i) As disclosed in the offer document:

(Rs. In Million)

Particulars	Amount to be funded from the Net Proceeds	Estimated deployment in Fiscal 2022	Estimated deployment in Fiscal 2023
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	15,000.00	15,000.00	-
Acquisition of land or land development rights	3,750.00	1,875.00	1,875.00
General corporate purposes ⁽¹⁾	5,327.74	5,327.74	
Total	24,077.74	22,202.74	1,875.00

⁽¹⁾The amount utilised for general corporate purposes does not exceed 25% of the gross proceeds of the Issue

(ii) **Actual utilization: (Amt. in Rs. Crore)**

Sr. No.	Item Heads	Amount as proposed in Prospectus	Amount Utilized			Total unutilized amt.	Comments of Monitoring Agency
			As at Beginning of the quarter	During the quarter	At the end of the quarter		
1	Reduction of the aggregate outstanding borrowings of Company on a consolidated basis;	15000.00	15000.00	-	15000.00	0	-
2	Acquisition of land or land development rights	3750.00	3750.00	-	3750.00	0	-
3	General corporate purposes	5327.7	5327.70	-	5327.70	0	-
	Total	24077.7	24077.7		24077.7	0	-

(iii) **Reasons for deviation, if any:** No deviation observed in utilization of issue proceeds

Source – Monitoring Agency report for the quarter ended December 31, 2021 dated February 7, 2022

11. Comments of monitoring agency, if applicable

(a) Comments on use of funds	None
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	
(c) Any other reservations expressed by the monitoring agency about the end use of funds	

Source – Monitoring Agency report for the quarter ended December 31, 2021 dated February 7, 2022

12. Pricing Data

Issue Price (Rs.): 486
Designated Stock Exchange: BSE
Listing Date: April 19, 2021

Price parameters	At close of listing day (i.e. April 19, 2021)	At close of 30th calendar day from listing day (i.e. May 18, 2021)	At close of 90th calendar day from listing day (i.e. July 16, 2021)	As at the end of 1st FY after the listing of the issue (March 31, 2022)		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange (BSE)	463.15	632.85	852.6	1125.3	1538.65	421.15
BSE SENSEX	47,949.42	50,193.33	53140.06	58568.51	62245.43	47204.5
Sectoral Index	NA	NA	NA	NA	NA	NA

Price parameters	As at the end of 2nd FY after the listing of the issue (March 31, 2023)			As at the end of 3rd FY after the listing of the issue (March 31, 2024)		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange (BSE)	930.6	1248	711	1133.75	1277.45	510.30
BSE SENSEX	58991.52	63583.07	50921.22	73,651.35	74,245.17	58,793.08
Sectoral Index	NA	NA	NA	NA	NA	NA

Source: BSE website

13. Basis for Issue Price (Source of accounting ratios of peer group and industry average may be indicated; Source of the accounting ratios may generally be the same, however in case of different sources, reasons for the same may be indicated)

Accounting ratio		As disclosed in the offer document*	At the end of 1st FY (March 31, 2022) ⁽²⁾	At the end of 2nd FY (March 31, 2023) ³⁾	At the end of 3rd FY (March 31, 2024) ⁴⁾
EPS	Issuer:	--	--	--	--
	Consolidated (Basic)	18.46	26.28	10.10	16.03
	Consolidated (Diluted)	18.46	26.28	10.09	15.99
	Peer Group :	--	--	--	--
	Brigade Enterprises Limited (Consolidated)		3.67	12.64	19.56
	Basic:	6.39		12.61	19.51
	Diluted	6.34			
	DLF Limited (Consolidated)		6.06	8.22	11.02
	Basic:	(2.41)			
	Diluted	(2.41)			
	Godrej Properties Limited (Consolidated)		12.68	20.55	26.09
	Basic:	10.84			26.08
	Diluted	10.84			
	Oberoi Realty Limited (Consolidated)		28.80	52.38	52.99
Basic:	18.96				
Diluted	18.96				
Prestige Estates Projects Limited (Consolidated)		28.69	23.49	34.28	
Basic:	10.63				
Diluted	10.63				
Sobha Limited (Consolidated)		12.32	10.99	5.18	
Basic:	29.69				
Diluted	29.69				
Sunteck Realty Limited (Consolidated)		1.79	0.10	4.99	
Basic:	7.14				
Diluted	7.13				
Industry Avg:	11.61	13.43	N.A	N.A	
	11.61				
P/E	Issuer:	--	--	--	--
	Consolidated (Basic)	26.33	42.82	92.14	69.56
	Peer Group:	--	--	--	--
	Brigade Enterprises Limited (Consolidated) (Basic)	43.62	141.01	37.52	47.83
	DLF Limited (Consolidated) (Basic)	N.A.	62.78	43.43	81.52
	Godrej Properties Limited (Consolidated) (Basic)	131.10	131.87	50.15	88.12
	Oberoi Realty Limited (Consolidated) (Basic)	30.80	32.61	16.09	27.81
	Prestige Estates Projects Limited (Consolidated) (Basic)	25.80	17.21	17.15	34.13
	Sobha Limited (Consolidated) (Basic)	15.56	57.59	39.18	278.81
	Sunteck Realty Limited (Consolidated) (Basic)	48.10	243.35	2832	77.99
	Industry Composite:	42.14	98.06	N.A	N.A
	RoNW (%)	Issuer:	--	--	--
Standalone		NA	NA	N.A	N.A
Consolidated		17.8	10.4%	4.00%	9.09%
Peer Group:		--	--	--	--
Brigade Enterprises Limited (Consolidated)		4.66	2.9%	6.85%	10.99%
DLF Limited (Consolidated)		(26.62)	4.1%	5.40%	6.91%

	Godrej Properties Limited (Consolidated)	5.63	4.1%	6.70%	7.48%
	Oberoi Realty Limited (Consolidated)	7.99	10.1%	15.60%	13.92%
	Prestige Estates Projects Limited (Consolidated)	9.82	12.0%	10.69%	14.43%
	Sobha Limited (Consolidated)	11.59	4.7%	4.18%	1.95%
	Sunteck Realty Limited (Consolidated)	3.46	0.9%	0.05%	2.27%
	Industry Composite:	2.36	5.54%	N.A	N.A
NAV	Issuer:	--	--	--	--
	Standalone	NA	N.A	N.A	N.A
	Consolidated	103.86	253.27	253.83	171.94
	Peer Group:	--	--	--	--
	Brigade Enterprises Limited (Consolidated)	119.73	124.97	140.64	157.91
	DLF Limited (Consolidated)	139.24	148.80	152.25	159.30
	Godrej Properties Limited (Consolidated)	190.64	312.01	333.22	359.39
	Oberoi Realty Limited (Consolidated)	237.33	286.47	335.81	380.76
	Prestige Estates Projects Limited (Consolidated)	139.41	238.16	248.82	281.59
	Sobha Limited (Consolidated)	256.33	264.69	263.15	265.06
	Sunteck Realty Limited (Consolidated)	199.50	190.54	198.45	213.26
	Industry Avg:	183.17	223.66	N.A	N.A

Source: Financial information for Macrotech Developers Limited is derived from the Restated Financial Statements for the year ended March 31, 2020. P/E Ratio has been computed at the Issue Price/ Basic EPS for year ended March 31, 2020 from the Restated Financial Statement.

Notes:

- (1) Prospectus dated April 10, 2021
- (2) Source – Financial Results for year ended March 31, 2022
- (3) Source – Financial Results for year ended March 31, 2023
- (4) Source – Financial Results for year ended March 31, 2024

Other Notes:

1. All the financial information for listed industry peers mentioned above is on a consolidated basis (unless otherwise available only on standalone basis) and is sourced from the annual reports/ financial results as available of the respective company for the year ended March 31, 2020 submitted to stock exchanges
2. P/E ratio is calculated as closing share price (March 16, 2021 – BSE) / Basic EPS for year ended March 31, 2020.
3. Basic and Diluted EPS as reported in the annual report of the company for the year ended March 31, 2020.
4. Return on net worth (%) = Net profit/(loss) after tax / Net worth at the end of the year.
5. Net asset value per share (in ₹) = Net worth at the end of the year / Total number of equity shares outstanding at the end of the year.
6. P/E ratio for the DLF Limited is not applicable since they reported loss for year ended March 31, 2020.

14. Any other material information

Particulars		Date																				
Promoters have repaid sum of Rs. 400 crore to the Company		29-Apr-2021																				
The Company has outstanding claims from the society members towards payment of maintenance charges of approximately Rs. 9 crore. The society/its members have not made payment of these amounts in spite of constant follow up. It is understood that the society has filed a suit in the National Company Law Tribunal (NCLT) for payment of Rs. 7.2 crore from the Company. The Company has been advised that this is a contractual dispute and intends to defend these proceedings and take appropriate measures to recover the moneys due to it from the society.		25-May-2021																				
<p>The credit rating of the Company has been upgraded by India Ratings & Research vide their letter dated June 15, 2021.</p> <p>In accordance with the Regulations, the details of the revision in ratings are as below:</p> <table border="1"> <thead> <tr> <th>Instrument Type</th> <th>Rating Type</th> <th>Existing Rating</th> <th>Revised Rating</th> </tr> </thead> <tbody> <tr> <td>Bank Loans</td> <td>Long Term</td> <td>IND BBB- /Stable</td> <td>IND BBB+/Stable</td> </tr> <tr> <td>Non-Convertible Debentures</td> <td>Long Term</td> <td>IND BBB- /Stable</td> <td>IND BBB+/Stable</td> </tr> <tr> <td>Fund-based limits</td> <td>Long term and Short term</td> <td>-</td> <td>IND BBB+/Stable/IND A2</td> </tr> <tr> <td>Non-fund-based limits</td> <td>Short-term</td> <td>-</td> <td>IND A2</td> </tr> </tbody> </table>		Instrument Type	Rating Type	Existing Rating	Revised Rating	Bank Loans	Long Term	IND BBB- /Stable	IND BBB+/Stable	Non-Convertible Debentures	Long Term	IND BBB- /Stable	IND BBB+/Stable	Fund-based limits	Long term and Short term	-	IND BBB+/Stable/IND A2	Non-fund-based limits	Short-term	-	IND A2	15-Jun-2021
Instrument Type	Rating Type	Existing Rating	Revised Rating																			
Bank Loans	Long Term	IND BBB- /Stable	IND BBB+/Stable																			
Non-Convertible Debentures	Long Term	IND BBB- /Stable	IND BBB+/Stable																			
Fund-based limits	Long term and Short term	-	IND BBB+/Stable/IND A2																			
Non-fund-based limits	Short-term	-	IND A2																			
The Hon'ble NCLT, Mumbai Bench vide its order dated May 3, 2021 (received on June 7, 2021) has approved the Scheme of Amalgamation of Copious Developers and Farms Private Limited (First Transferor Company) and Ramshyam Infracon Private Limited (Second Transferor Company) with Macrotech Developers Limited (Transferee Company) and their respective shareholders		18-Jun-2021																				
Promoters have as of today repaid the entire debt owed by them to the Company. The promoters owed the Company a sum of Rs. 1,596 crore as of March 31, 2021. Of this, a sum of Rs. 400 crore was repaid on April 29, 2021. The balance of Rs. 1,196 crore together with interest accrued thereon has been repaid today. Thus, the entire debt has been repaid expeditiously, in just over 2 months from the listing of the Company.		30-Jun-2021																				
<p>The credit rating of the Company has been upgraded by Brickwork Ratings India Private Limited vide their letter dated August 9, 2021. In accordance with the Regulations, the details of the revision in ratings are as below:</p> <table border="1"> <thead> <tr> <th>Instrument Type</th> <th>Rating Type</th> <th>Existing Rating</th> <th>Revised Rating</th> </tr> </thead> <tbody> <tr> <td>Fund based Loans</td> <td>Long Term</td> <td>BWR BBB / Stable</td> <td>BWR BBB+/Stable</td> </tr> <tr> <td>Non-Convertible Debentures</td> <td>Long Term</td> <td>BWR BBB / Stable BWR BBB- /Negative</td> <td>BWR BBB+/Stable BWR BBB /Stable</td> </tr> </tbody> </table>		Instrument Type	Rating Type	Existing Rating	Revised Rating	Fund based Loans	Long Term	BWR BBB / Stable	BWR BBB+/Stable	Non-Convertible Debentures	Long Term	BWR BBB / Stable BWR BBB- /Negative	BWR BBB+/Stable BWR BBB /Stable	10-Aug-2021								
Instrument Type	Rating Type	Existing Rating	Revised Rating																			
Fund based Loans	Long Term	BWR BBB / Stable	BWR BBB+/Stable																			
Non-Convertible Debentures	Long Term	BWR BBB / Stable BWR BBB- /Negative	BWR BBB+/Stable BWR BBB /Stable																			

Fund-based facility CC/OD	Long Term	BWR BBB / Stable BWR A3	BWR BBB+/Stable	
The credit rating of the Company has been upgraded by Brickwork Ratings India Private Limited vide their letter dated August 24, 2021. In accordance with the Regulations, the details of the revision in ratings are as below:				25-Aug-2021
Instrument Type	Rating Type	Existing Rating	Revised Rating	
Fund based Loans	Long Term	BWR BBB+ / Stable	BWR A-/Stable	
Non-Convertible Debentures	Long Term	BWR BBB+/Stable BWR BBB /Stable	BWR A-/Stable BWR BBB+/Stable	
Fund-based facility CC/OD	Long Term	BWR BBB+ / Stable	BWR A-/Stable	
Sustainability at its core, Lodha ties-up with Tata Power for EV charging infrastructure across its developments				09-Sep-2021
Update on the performance of our UK investments: <ul style="list-style-type: none"> 1. Grosvenor Square, London (GSQ): Travel restrictions to the UK for visitors from the USA and Europe were eased starting in August 2021, allowing prospective purchasers to visit our 1 Grosvenor Square development for the first time since its readiness. In the month of September, the project achieved Pre Sales of £110 million (~INR 1100 crores). The level of customer enquiries and visits has continued to rise and indicate the potential for continued strong sales performance in the current quarter. The current performance exceeds our business plan and if the trend continues without any further unforeseen events, we expect to sell out the project ahead of our business plan of FY 24, expediting release of capital for our growth and deleveraging. 2. Lincoln Square, London (LSQ): Lincoln Square achieved Pre Sales of £35 million (~INR 350 crores) during the quarter, its best ever quarterly performance. 				04-Oct-2021
The Board of Directors of the Company at its meeting held on October 21, 2021, discussed and approved the proposal of raising of funds by way of further issuance of securities through any of the permissible modes (in one or more tranches), for an aggregate amount not exceeding ₹ 4000 Crore [Rupees Four Thousand Crore], subject to applicable laws and necessary shareholder / regulatory approvals, as applicable.				21-Oct-2021
Qualified institutions placement of equity shares of face value Rs.10 each by Macrotech Developers Limited under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, and Sections 42 and 62 of the Companies Act, 2013, as amended, including the rules made thereunder				15-Nov-2021
The Committee for Fund Raise of the board of directors of the Company has, at its meeting held on November 18, 2021 approved the allotment of 3,41,88,034 Equity Shares of face value Rs.10 each to eligible qualified institutional buyers at the issue price of Rs 1,170 per Equity Share (including a premium of Rs. 1,160 per Equity Share) against the floor price of Rs. 1,184.70 per Equity Share, aggregating to Rs 4,000 crore (Rupees Four thousand crore only), pursuant to the Issue. The Issue opened on November 15, 2021 and closed on November 18, 2021.				18-Nov-2021
Lodha Group successfully raises INR 4,000 cr. equity through QIP - Largest ever Real Estate QIP in India				18-Nov-2021
SEBI vide its letter dated November 25, 2021 has approved the issue of equity shares pursuant to ESOP Schemes, towards meeting minimum public shareholding obligations of the Company				28-Nov-2021

<p>The Board of the Company at its meeting held on December 11, 2021, has considered and approved the Scheme of Merger by Absorption of its nine wholly owned subsidiaries i.e. Anantnath Constructions and Farms Private Limited, Sitaldas Estate Private Limited, MMR Social Housing Private Limited, Bellissimo Estate Private Limited, Renovar Green Consultants Private Limited, Kora Constructions Private Limited, Luxuria Complex Private Limited, Odeon Theatres and Properties Private Limited, and Palava Industrial and Logistics Park Private Limited with Macrotech Developers Limited and their respective shareholders.</p>	<p>12-Dec-2021</p>																
<p>Committed to delivering on the ESG goals, Macrotech Developers bags exceptional score in S&P Global Corporate Sustainability Assessment</p>	<p>21-Dec-2021</p>																
<p>Intimation of the consummation of merger (disclosed in Prospectus) of our subsidiary Palava Dwellers Private Limited into us w.e.f. December 31, 2021.</p>	<p>31-Dec-2021</p>																
<p>The Board of Directors of the Company based on the recommendations of the Audit Committee and the Committee of Independent Directors has considered and approved the Scheme of Merger by Absorption of Roselabs Finance Limited, National Standard (India) Limited and Sanathnagar Enterprises Limited with Macrotech Developers Limited and their respective shareholders</p>	<p>25-Jan-2022</p>																
<p>Early redemption of US\$ 170,000,000 out of the outstanding US\$ 225,000,000 14% Senior Secured Notes due 2023 by Lodha Developers International Ltd, Mauritius, WOS of the Company</p>	<p>01-Mar-2022</p>																
<p>The Board of Directors, at its meeting held on April 26, 2022, on the recommendation of Nomination and Remuneration Committee, has approved the appointment of the following directors subject to approval of the shareholders at the ensuing Annual General Meeting: 1. Mr. Abhishek Lodha (DIN: 00266089) as Managing Director and CEO for a term of five years with effect from March 1, 2023 till February 29, 2028. 2. Mr. Rajendra Lodha (DIN: 00370053) as Whole-time Director for a term of five years with effect from March 1, 2023 till February 29, 2028.</p>	<p>26-Apr-2022</p>																
<p>The certified copy of the final Order of the Hon'ble National Company Law Tribunal, Mumbai Bench, along with the Scheme approving Merger by Absorption, of 9 wholly owned subsidiaries i.e. Anantnath Constructions and Farms Private Limited, Sitaldas Estate Private Limited, MMR Social Housing Private Limited, Bellissimo Estate Private Limited, Renovar Green Consultants Private Limited, Kora Constructions Private Limited, Luxuria Complex Private Limited, Odeon Theatres and Properties Private Limited, and Palava Industrial and Logistics Park Private Limited with Macrotech Developers Limited has been filed with the Registrar of Companies, Mumbai on April 30, 2022 upon which the Scheme has become effective.</p>	<p>02-May-2022</p>																
<p>Lodha Announces US \$1 billion Green Digital Infrastructure Partnership with Ivanhoé Cambridge and Bain Capital</p>	<p>11-May-2022</p>																
<p>The Company informed the Exchange that the credit rating of the Company has been upgraded by Brickwork Ratings India Private Limited vide their letter dated August 10, 2022.</p>	<p>10-Aug-2022</p>																
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Instrument Type	Rating Type	Existing Rating	Revised Rating														
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Non-Convertible Debentures	Long Term	BWR A-/Stable	BWR A+/Stable														
Fund-based facility CC/OD	Long Term	BWR A-/Stable	BWR A+/Stable														
<p>The Company informed the Exchange that the Board of the Company has approved raising of funds by way of issuance of listed, rated, secured, redeemable, transferable, nonconvertible debentures ("NCDs") upto Rs. 250 crore in one or more tranches on a private placement to eligible investors.</p>	<p>29- Aug- 2022</p>																

<p>The Company informed the Exchange that the wholly-owned subsidiary, Lodha Developers International Limited, Mauritius has given an enclosed notice to the Note holders, the Trustee and Singapore Stock Exchange of its US\$ 225,000,000, 14% Senior Secured Notes due 2023 (the “Notes”) for full and early redemption of outstanding principal amount of US\$ 55,000,000 of the Notes on September 12, 2022 as per the terms of the Indenture. Upon redemption of the outstanding Notes, there will no further outstanding Notes. Accordingly, the Notes shall be cancelled and delisted from the Singapore Exchange Securities Trading Limited.</p>	01-Sept-2022																
<p>The Company informed the Exchange that the wholly-owned subsidiary, Lodha Developers International Limited, Mauritius has given an enclosed notice to Singapore Stock Exchange regarding confirmation of redemption of remaining Notes of principal amount of US\$ 55,000,000 as per the terms of the Indenture. Hence, the entire outstanding Notes are now redeemed in full.</p>	14-Sept-2022																
<p>The Company informed the Exchange that ICRA Limited (‘Credit rating Agency’) has rated the Term Loan Facility of the Company as under:</p>	25-Oct-2022																
<table border="1"> <tr> <td>Total Term Loan Facility Rated</td> <td>Rs. 600 Crore</td> </tr> <tr> <td>Long Term Rating</td> <td>[ICRA] A+ (Stable)</td> </tr> </table>	Total Term Loan Facility Rated	Rs. 600 Crore	Long Term Rating	[ICRA] A+ (Stable)													
Total Term Loan Facility Rated	Rs. 600 Crore																
Long Term Rating	[ICRA] A+ (Stable)																
<p>The Company informed the Exchange that the Board of the Company has approved raising of funds by way of issuance of Non-Convertible Debentures (“NCDs”), from time to time, upto ₹ 3,000 crore, to diversify pool of debt capital and achieve reduction in cost of funds.</p>	01-Nov-2022																
<p>The Company informed the Exchange that the Committee has approved the Scheme of Merger by Absorption (‘Scheme’) of its five wholly owned subsidiaries i.e. Bellissimo Constructions and Developers Private Limited, Homescapes Constructions Private Limited, Prime build Developers and Farms Private Limited, Palava Institute of Advanced Skill Training Private Limited and Center for Urban Innovation Private Limited (collectively called Transferor Companies) with Macrotech Developers Limited (‘Transferee Company’) and their respective shareholders under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 (‘Scheme’)</p>	11-Nov-2022																
<p>The Company has informed the exchange about the approval for transfer of 3,45,70,506 Equity Shares held by the Selling Shareholders, being certain members of the promoters and promoter group of the Company, to eligible qualified institutional buyers (‘Transferees’) pursuant to the Offer</p>	12-Dec-2022																
<p>The Company has informed about the approval of Merger by Absorption, of 5 wholly owned subsidiaries i.e., Bellissimo Constructions and Developers Private Limited, Homescapes Constructions Private Limited, Primebuild Developers and Farms Private Limited, Palava Institute of Advanced Skill Training Private Limited and Center for Urban Innovation Private Limited with Macrotech Developers Limited.</p>	21-May-2023																
<p>The Company has informed the stock exchange about the allotment of 48,18,05,547 equity shares of ₹10/- each as fully paid-up bonus equity shares, in the ratio of 1 new fully paid-up equity share of ₹ 10 each for every existing 1 equity share of ₹ 10 each, to members whose names appear in the register of Members/Beneficial Owners as on May 31, 2023.</p>	01-June-2023																
<p>The Company has informed about the reaffirmation of credit rating received from the ICRA Limited as follows :</p>	07-June-2023																
<table border="1"> <tr> <td>Instrument Type</td> <td>Rating Existing</td> <td>Rating Revised</td> <td>Rating</td> <td>Instrument Type</td> <td>Rating Existing</td> <td>Rating Revised</td> <td>Rating</td> <td>Instrument Type</td> <td>Rating Existing</td> <td>Rating Revised</td> <td>Rating</td> <td>Instrument Type</td> <td>Rating Existing</td> <td>Rating Revised</td> <td>Rating</td> </tr> </table>	Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating	
Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating	Instrument Type	Rating Existing	Rating Revised	Rating		

Term Loan	Long Term	[ICRA] A+ (Stable)	[ICRA] A+ (Positive)	
NCDs	Long Term	[ICRA] A+ (Stable)	[ICRA] A+ (Positive)	
Unallocated	Long Term		[ICRA] A+ (Positive)/ ICRA A1	
<p>The Company has informed in respect of the resolution professional of V hotels limited that the Committee of Creditors of V Hotels have declared the Company, as the Successful Resolution Applicant in relation to the Corporate Insolvency Resolution Process of V Hotels under the Insolvency & Bankruptcy Code, 2016 ('IBC') and identified the resolution plan submitted by the Company, as the Successful Resolution Plan.</p> <p>V Hotels has real estate assets which can be developed for residential and allied uses.</p> <p>Further the implementation of the resolution plan is subject to the terms of the Letter of Intent and requisite approvals from the Hon'ble National Company Law Tribunal, Mumbai Bench and/ or any other regulatory authority/ courts / tribunal (as the case may be) under applicable laws.</p>				23-June-2023
The Company has informed about key operational updates for 1QFY24 including details of Pre-Sales, Collections, Business Development, Net Debt etc.				04-July-2023
The Company has informed about the upgradation of following credit ratings :				6-July-2023
Instrument Type	Rating Type	Existing Rating	Revised Rating	
Bank Loans	Long Term	IND A/ Positive	IND A+/Stable	
NCDs	Long Term	IND A/ Positive	IND A+/Stable	
Fund-based limits	Long and Short Term	IND A/ Positive/ IND A1	IND A+/Stable/IND A1	
Non-fund-based limits	Short-Term	IND A1	IND A1	
The Company has informed about the allotment of 4,900 senior, listed, rated, secured, transferable, redeemable non-convertible debentures of Rs. 1 lakh each aggregating to Rs. 49 crore on private-placement basis.				19-July-2023
The Company has informed about the details of pending litigation(s) in accordance with the SEBI circular No. SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated July 13, 2023.				14-August-2023
The Company has informed about the allotment of 40,500 redeemable, rated, listed, non-convertible bonds/non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 405 crore on private-placement basis.				31-August-2023
The Company has informed about the declaration of final dividend of ₹ 1 per equity share for the year ended March 31, 2023.				15-September-2023
The Company has informed about the upgrading of credit rating with respect to its Bank Loan facility by CRISIL from CRISIL A/Stable to CRISIL A+/Stable				16-September-2023
The Company has informed about allotment of 24,500 senior, rated, listed, secured, redeemable non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 245 crore on private-placement basis.				27-September-2023
The Company has informed about key operational updates for 2QFY24 including details of Pre-Sales, Collections, Business Development, Net Debt etc.				05-October-2023
The Company has informed about the execution of Share Purchase Agreement ("SPA") to sell of its entire stake in Palava Induslogic 3 Private Limited ("PI3PL"), a Wholly Owned Subsidiary ("WoS") of the Company on, October 25, 2023 to NewCold India Holding B.V. ("NewCold"), Netherlands for consideration of ₹ 1536.53 million.				26-October- 2023
The Company has informed about the Amendment to the Articles of Association of Macrotech Developers Limited (the "Company") vide Special				31-October- 2023

Resolution dated October 31 2023 passed by means of Postal Ballot wrt to Appointment of Director nominated by debenture trustee(s)	
The Company has informed about the allotment of 28,000 rated, listed, senior, secured, redeemable, transferable nonconvertible debentures of ₹ 1,00,000 each aggregating to ₹ 280 crore on private placement basis.	09-November-2023.
The Company has informed about the disposing off its entire equity and other securities investments held in entities in relation to its UK Investments ie Lodha Developers UK Limited, Lodha Developers International (Netherland) B.V. and Lodha Developers International Ltd. to LUK Manco Ltd, UK.	15-December-2023
The Company has informed about the receipt of an order under section 73 of Central Goods and Service Tax Act/Maharashtra Goods and Service Tax Act, 2017 for ₹ 91,60,63,334 including Tax liability amounting to ₹ 34,43,84,712 pertaining to period from July 2017 to March 2018	29-December-2023
The Company has informed about the receipt of an order under section 73 (9) of the CGST Act, 2017, the MGST Act, 2017; under section 20 of the IGST Act, 2017 & under section 9 & 11 of the GST (Compensation to States) Act, 2017 R-W sec. 73 of the CGST Act, 2017 (herein referred as 'the GST Laws') in relation to Palava Dwellers Private Limited ('PDPL' or 'merged entity') which has been merged with the Company for demand of ₹ 42.86 Crore (approx.) including basic tax liability of ₹ 20.51 Crore pertaining to period from July 2017 to March 2018.	30-December-2023
The Company has informed about the execution of Share-Purchase Agreement for acquisition of 100% equity stake in Goel Ganga Ventures India Private Limited ("GGVIPL"), pursuant to which ("GGVIPL") will become a wholly owned subsidiary of the Company.	04-January-2024
The Company has informed about the outcome of Board Meeting held on January 27, 2024 as follows : <ol style="list-style-type: none"> 1) Approval for Proposal for enabling raising of funds up to ₹ 50 billion by way of issuance of equity shares, eligible securities, other securities or instruments or any combination of securities, in one or more tranche or tranches, by way of public issue, rights issue, private placement including a qualified institutions placement in accordance with Chapter VI of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements), Regulations, 2018, Indian / foreign currency offerings or through any other permissible mode or combination of modes as may be considered appropriate, subject to approval of the shareholders (if applicable) and any regulatory and/or statutory authorities, if applicable. 2) Approval for the scheme of merger by absorption of its two wholly owned subsidiaries namely, One Place Commercials Private Limited and Palava City Management Private Limited (collectively referred as 'Transferor Companies') with Macrotech Developers Limited (referred to as 'Transferee Company') and their respective shareholders subject to requisite approvals/consents under Sections 230 to 232 and other applicable provisions of Companies Act, 2013. ("Scheme"). 	27-January-2024
The Company has informed about the issuance & allotment of 2,98,89,353 Equity Shares to eligible qualified institutional buyers at the issue price of ₹ 1,098 per Equity Share (including a premium of ₹ 1,088 per Equity Share) against the floor price of ₹ 1,129.48 per Equity Share, aggregating to ₹ 32,818.51 Million.	07-March-2024
The Company has informed about the allotment of 12,500 rated, listed, senior, secured, redeemable, taxable, transferable non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 125 Crore.	28-March-2024

The Company has informed about the acquisition of 50% of the paid-up equity capital and; other securities / instruments of Siddhivinayak Realities Private Limited under a Share Purchase Agreement	28-March-2024																				
The Company has informed about the details of its upgraded credit ratings as follows :	04-April-2024																				
<table border="1"> <thead> <tr> <th>Instrument Type</th> <th>Rating Type</th> <th>Existing Rating</th> <th>Upgraded Rating</th> </tr> </thead> <tbody> <tr> <td>Term Loans</td> <td>Long Term</td> <td>[ICRA]A+ (Positive)</td> <td>[ICRA]AA- (Stable)</td> </tr> <tr> <td>Short Term-Fund Based</td> <td>Short Term</td> <td>[ICRA]A1</td> <td>[ICRA]A1+</td> </tr> <tr> <td>Non-Convertible Debentures</td> <td>Long Term</td> <td>[ICRA]A+ (Positive)</td> <td>[ICRA]AA- (Stable)</td> </tr> <tr> <td>Unallocated</td> <td>Long Term/ Short Term</td> <td>[ICRA]A+ (Positive)/ [ICRA]A1</td> <td>[ICRA]AA- (Stable)/ [ICRA]A1+</td> </tr> </tbody> </table>	Instrument Type	Rating Type	Existing Rating	Upgraded Rating	Term Loans	Long Term	[ICRA]A+ (Positive)	[ICRA]AA- (Stable)	Short Term-Fund Based	Short Term	[ICRA]A1	[ICRA]A1+	Non-Convertible Debentures	Long Term	[ICRA]A+ (Positive)	[ICRA]AA- (Stable)	Unallocated	Long Term/ Short Term	[ICRA]A+ (Positive)/ [ICRA]A1	[ICRA]AA- (Stable)/ [ICRA]A1+	
Instrument Type	Rating Type	Existing Rating	Upgraded Rating																		
Term Loans	Long Term	[ICRA]A+ (Positive)	[ICRA]AA- (Stable)																		
Short Term-Fund Based	Short Term	[ICRA]A1	[ICRA]A1+																		
Non-Convertible Debentures	Long Term	[ICRA]A+ (Positive)	[ICRA]AA- (Stable)																		
Unallocated	Long Term/ Short Term	[ICRA]A+ (Positive)/ [ICRA]A1	[ICRA]AA- (Stable)/ [ICRA]A1+																		
The Company has informed about the assigning of credit rating as [ICRA]A1+ by ICRA Limited for its issuance of Commercial Paper.	23-April-2024																				
<p>The Company has informed that it has been declared as the Successful Resolution Applicant by the Committee of Creditors of V Hotels Limited (“V Hotels”) in relation to the Corporate Insolvency Resolution Process (“CIRP”) of V Hotels under the Insolvency and Bankruptcy Code 2016 (“IBC”).</p> <p>The Company further informed about the (‘NCLT’), has accorded its approval to the resolution plan of the Company in relation to the CIRP of V Hotels</p>	26-April-2024																				
The Company has informed about the revision of credit ratings as follows :	09-May-2024																				
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Fund-based limits	Long and Short Term	IND A+/Stable/IND A1	IND AA-/ Stable IND A1+																		
Non-fund-based limits	Short-Term	IND A1	IND A1+																		
<p>The Company has informed about the purchase of remaining 50% stake of Siddhivinayak Realities Private Limited (‘SRPL’) under a Share Purchase Agreement through its wholly owned subsidiary.</p> <p>The Company further informed that pursuant to acquisition SRPL has become Wholly Owned Subsidiary of the Company</p>	24-May-2024																				

Source- Stock Exchange Filings

All the above information has been updated till May 30, 2024 unless indicated otherwise