

TULSI PALACE RESORT PRIVATE LIMITED

Registered office: Tower No. 4, Third Floor, Equinox Business Park, Kurla West, Mumbai- 400070, Maharashtra, India
E-mail: cs@theleela.com, Ph: 022 – 69015454 Website: www.theleela.com CIN: U55101MH2012PTC412645

To
The Secretary
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort Mumbai 400001,
Maharashtra India

Scrip Name : Tulsi Palace Resort Private Limited
Scrip Code : 974856
ISIN : INE0PKY07014

Sub: Intimation under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to the bond trust deed dated May 22, 2023 executed between Catalyst Trusteeship Limited and Moonburg Power Private Limited (“**MPPL**”, now merged with Tulsi Palace Resort Private Limited and the merged entity, “**Company**”) as amended from time to time (“**Bond Trust Deed**”), listed non-convertible bonds of a face value of INR 1,00,000 (Indian Rupees One Lakh only) each, aggregating up to INR 4250,000,000 (Indian Rupees Four Hundred and Twenty-Five Crore only) (“**Listed Bonds**”) have been issued on a private placement basis, details of which are described below.

Sr. No.	ISIN	Aggregate Amount of Listed Bonds (in INR Crores)	Name of Bond Holder	Name of Bond Trustee	Date of Bond Trust Deed	Maturity Date
1.	INE0PKY07014	425	DB International (Asia) Limited	Catalyst Trusteeship Limited	May 22, 2023	May 24, 2026

Please note that a ‘Mandatory Redemption Event’ under the Bond Trust Deed would occur on date of redemption of the unlisted bonds of INR 500,000,000 (Indian Rupees Fifty Crore only) issued by the Company on a private placement basis, and allotted on May 23, 2023 (“**Unlisted Bonds**”) which are proposed to be voluntarily redeemed by the Company in accordance with the terms of the Unlisted Bonds. Accordingly, the Company will be required to mandatorily redeem the Listed Bonds on the same date as the date of redemption of Unlisted Bonds. Such voluntary redemption of the Unlisted Bonds may occur on any date commencing from June 3, 2025 up to June 9, 2025 as set out in the letter attached as Annexure A, and accordingly the Mandatory Redemption Event for the Listed Bonds, may occur on any of these dates depending on the actual

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date of redemption of Unlisted Bonds, provided however that, in accordance with Regulation 60(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “**LODR Regulations**”), please be informed that the Mandatory Redemption Event for the Listed Bonds will now occur at the earliest on June 4, 2025.

Pursuant to Regulation 51 of the LODR Regulations, we are enclosing a copy of the letter received from the bond trustee of the Listed Bonds (acting on the instructions of the bond holder of Listed Bonds), confirming the forthcoming ‘Mandatory Redemption Event’, as **Annexure I**.

Further, pursuant to Regulation 60(2) of the LODR Regulations, please find below the details in relation to the record date fixed for the abovementioned ISIN of Listed Bonds:

Sr. No.	ISIN	Nature of Payment	Type of Redemption	Record Date
1.	INE0PKY07014	Full redemption with payment of Interest and Early Redemption Cost	Quantity	May 20, 2025 (if Mandatory Redemption Event occurs on June 4, 2025) In case Mandatory Redemption Event occurs on any date thereafter, the Record Date will be 15 days prior to such Mandatory Redemption Event.

Kindly take the above information on your record.

Thanking you
Yours faithfully,

For Tulsi Palace Resort Private Limited

Anuja Dube
Company Secretary & Compliance Officer
ACS 44198

Date: 29 May 2025

Place: Mumbai

Encl: a/a

CC:

Catalyst Trusteeship Limited
901, 9th Floor, Tower-B, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel (W),
Mumbai- 400013

CL/25-26/16483/10273

Date: 29th May, 2025

To,
Tulsi Palace Resort Private Limited
 FE 18, Malviya Industrial Area,
 Jaipur – 302017

Copy to:

DB International (Asia) Ltd.

Deutsche Bank AG, Filiale Mumbai, Custody Services,
 Nirlon Knowledge Park, Block 1, Western Express Highway
 Goregaon (East), 400063 (as the Bond Holder)
 (as the Bond Holder)

Ref: (1) Bond Trust Deed dated May 22, 2023 executed between Catalyst Trusteeship Limited and Moonburg Power Private Limited (“MPPL”, now merged with Tulsi Palace Resort Private Limited and the merged entity, “Company”) as amended from time to time (“Bond Trust Deed”) in respect of listed bonds amounting to INR 4250,000,000 (Indian Rupees Four Billion Two Hundred and Fifty Million only) issued on a private placement basis (“Listed Bonds”)

(2) Letter dated May 29, 2025 issued by Catalyst Trusteeship Limited regarding the redemption of the unlisted bonds of INR 500,000,000 (Indian Rupees Fifty Crore only) issued by the Company on a private placement basis and allotted on May 23, 2023 (“Unlisted Bonds”) (such letter, the “Letter”)

Subject: Mandatory Redemption Event under Bond Trust Deed

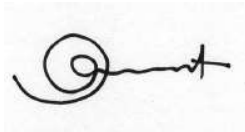
Dear Sir,

1. We refer to the Bond Trust Deed and the Letter mentioned above. We understand that Catalyst Trusteeship Limited (in its capacity as the bond trustee for the Unlisted Bonds) has issued the Letter, *inter alia* confirming the amounts required to be paid by the Company towards the voluntary redemption of the Unlisted Bonds.
2. Such voluntary redemption of the Unlisted Bonds would be a ‘Mandatory Redemption Event’ under the Bond Trust Deed, and the Company is required to mandatorily redeem the Listed Bonds on the same date as the date of voluntary redemption of Unlisted Bonds (the date of such mandatory redemption of Listed Bonds, the “**Redemption Date**”), by payment of the entire outstanding Nominal Value, Interest and Early Redemption Cost (as applicable) as of such Redemption Date.
3. Given that the voluntary redemption of the Unlisted Bonds may occur on any date commencing from June 3, 2025 up to June 9, 2025, the Mandatory Redemption Event for the Listed Bonds, would occur on any of these dates depending on the actual date of redemption of Unlisted Bonds.
4. We, as the Bond Trustee (*acting on the instructions of the Bond Holders*), hereby provide our confirmation of the entire outstanding Nominal Value, Interest and the Early Redemption Costs (*set out in item (b) of the definition of “Early Redemption Costs” in the Bond Trust Deed*), payable to the Bond Holders, as on the Redemption Date, towards full and final settlement of the Listed Bonds (collectively, the “**Redemption Amount**”), and the calculation of such Redemption Amount is set out in **Annexure A**.

5. Upon receipt by the Bond Holder of the Redemption Amount on the Redemption Date: (a) the Obligors and Security providers shall stand fully and finally released and discharged from any and all obligations and liabilities, in connection with the Listed Bonds; and (b) we shall instruct the relevant Secured Parties, to do all things necessary to give effect to such release and discharge to the Obligors and Security providers within 2 Business Days of the Redemption Date. A no dues certificate in respect of the Listed Bonds evidencing such full and final settlement, will be issued within 5 Business Days of the payment of the Redemption Amount.
6. Any prior understandings, communications, or documents, whether oral or written, in connection with the redemption of the Listed Bonds, that may be inconsistent with the terms set out herein shall, to the extent of such inconsistency, be deemed to be superseded by the provisions of this letter.
7. Capitalised terms used but not defined herein have the meaning ascribed to them in the Bond Trust Deed.

Yours faithfully,

**Catalyst Trusteeship Limited (as the Bond
Trustee, acting on the instructions of the Bond
Holder)**



Name: Suyash Sawant
Designation: Assistant Manager

Annexure A

Part A | Nominal Value and Interest

S. No.	Aggregate amounts of the Listed Bonds issued	Outstanding Nominal Value as on date	Interest Payable	
			Redemption Date	Interest Payable
1.	INR 4250,000,000	INR 4250,000,000	June 3, 2025	78,246,575
			June 4, 2025	79,469,178
			June 5, 2025	80,691,781
			June 6, 2025	81,914,384
			June 9, 2025	85,582,192

Part B | Early Redemption Cost

Nil

The Redemption Amount shall be the sum of the outstanding Nominal Value and the Interest amounts (as applicable on the relevant Redemption Date) set out in Part A above and the Early Redemption Cost set out in Part B above.