



To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department, 'Exchange Plaza',
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
Bombay Stock Exchange Limited,
Corporate Relationship Department,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 05 April 2025

Sub: Corrigendum to the Notice of Extra-Ordinary General Meeting

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064 and INE094I07072

Ref: NSE Symbol and Series: KOLTEPATIL and EQ

BSE Code and Scrip Code - Equity: 9624 and 532924

BSE Security Code and Security Name – Debt: 974771 and KPDLZC33

BSE Security Code and Security Name – Debt: 975276 and KPDL221223

BSE Security Code and Security Name – Debt: 976030 and 0KPDL34

Dear Sir/Madam,

Pursuant to Regulation 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("SEBI LODR Regulations"), and other applicable provisions, if any, we wish to inform you that an Extra-Ordinary General Meeting ("EOGM") of the members of Kolte-Patil Developers Limited scheduled to be held on Thursday, 10 April 2025 at 11:30 A.M. (IST) through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM").

The Notice of Extraordinary General Meeting dated 19 March 2025 ("**Notice of EGM**") was dispatched to the Shareholders of the Company on 19 March 2025, in due compliance with the provisions of the Companies Act, 2013, and rules made thereunder, read with circular issued by Ministry of Corporate Affairs and Securities Exchange Board of India.

Pursuant to the requirements of Regulation 28(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company had filed applications for obtaining in-principle approval of the National Stock Exchange of India Limited ("**NSE**") and the BSE Limited ("**BSE**") (collectively, the "**Stock Exchanges**") for the proposed preferential issue of equity shares of the Company, as set out in Item No. 1 of the Notice of EGM, along with the explanatory statement thereto (collectively, the "**Preferential Issue**").

The NSE vide its letters dated 27 March 2025 and 04 April 2025 and BSE through email dated 03 April 2025 has asked the Company to provide certain information in respect of the Preferential Issue, by way of a corrigendum to the Notice of EGM.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200
Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803
Web.: www.koltepatil.com Email id: info.kpdl@koltepatil.com

Accordingly, this Corrigendum, as enclosed, is being issued in continuation to the Notice of EGM together with the explanatory statement thereof and this Corrigendum shall be deemed to be an integral part of the original Notice dated 19 March 2025. Pursuant to this Corrigendum, the members of the Company are hereby informed and requested to note that for better clarity and understanding, in the explanatory statement relating to Item No. 1 of the Notice of EGM following in the said explanatory statement shall be replaced and read in the manner set out in the Corrigendum.

- (i) Paragraph iii (Purpose/Objects of the issue);
- (ii) Paragraph iv (Utilisation of Proceeds of the Issue);
- (iii) Paragraph xvi (Proposed time frame within which the preferential issue shall be completed); and
- (iv) Paragraph xxvi (Identity of the Acquirer (including natural persons who are the ultimate beneficial owners of equity shares proposed to be allotted and/or who ultimately control the proposed allottees), class of the Investor, the percentage (%) of post preferential issue capital that may be held by them and change in control, if any, consequent to the preferential issue).

This Corrigendum forms an integral part of the Notice of EGM and should be read in continuation of and in conjunction with the Notice of EGM. Except as detailed in this corrigendum, all other contents and disclosures of the Notice of EGM dated 19 March 2025 shall remain unchanged.

This corrigendum will also be available on the website of the Company at <https://www.koltepatil.com/investor/preferential-issue-2025> and on the website of stock exchange viz. BSE Limited i.e. at www.bseindia.com and National Stock Exchange of India Limited i.e. www.nseindia.com and on the website of CDSL at www.evotingindia.com

You are requested to take the above information on record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: as above.

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(CIN: L45200PN1991PLC129428)

Registered Office: 8th Floor, City Bay, CTS No. 14(P), 17 Boat Club Road, Pune - 411001

Website: www.koltepatil.com • email: investorrelation@koltepatil.com

Tel: +91 20 67429200

CORRIGENDUM TO THE NOTICE OF EXTRA ORDINARY GENERAL MEETING

Corrigendum to the Notice of the Extra-Ordinary General Meeting (“EOGM”) of the members of Kolte-Patil Developers Limited to be held on Thursday, 10 April 2025 at 11.30 AM (IST) through video conferencing (“VC”)/Other Audio Visual Means (“OAVM”).

Kolte-Patil Developers Limited (“**Company**”) has issued a Notice of Extraordinary General Meeting dated 19 March 2025 (“**Notice of EGM**”) for convening an Extra-Ordinary General Meeting of the members of the Company, which is scheduled to be held Thursday, 10 April 2025 at 11:30 A.M. IST through Video Conferencing (VC)/ other Audio-Visual Means (OAVM).

The Notice of the EGM has been dispatched to the Shareholders of the Company in due compliance with provisions of the Companies Act, 2013 read with relevant rules and circulars made there under.

Pursuant to the requirements of Regulation 28(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company had filed applications for obtaining in-principle approval of the National Stock Exchange of India Limited (“**NSE**”) and BSE Limited (“**BSE**”) (collectively, the “**Stock Exchanges**”) for the proposed preferential issue of equity shares of the Company, as set out in Item No. 1 of the Notice of EGM, along with the explanatory statement thereto (collectively, the “**Preferential Issue**”).

The NSE vide its letters dated 27 March 2025 and 04 April 2025 and BSE through email dated 03 April 2025 has asked the Company to provide certain information in respect of the Preferential Issue, by way of a corrigendum to the Notice of EGM.

Accordingly, this Corrigendum is being issued in continuation to the Notice of EGM together with the explanatory statement thereof and this Corrigendum shall be deemed to be an integral part of the original Notice dated 19 March 2025. Pursuant to this Corrigendum, the members of the Company are hereby informed and requested to note that for better clarity and understanding, in the explanatory statement relating to Item No. 1 of the Notice of EGM following in the said explanatory statement shall be replaced and read in the manner set out below.

- (i) Paragraph iii (Purpose/Objects of the issue);
- (ii) Paragraph iv (Utilisation of Proceeds of the Issue);
- (iii) Paragraph xvi (Proposed time frame within which the preferential issue shall be completed); and
- (iv) Paragraph xxvi (Identity of the Acquirer (including natural persons who are the ultimate beneficial owners of equity shares proposed to be allotted and/or who ultimately control the proposed allottees), class of the Investor, the percentage (%) of post preferential issue capital that may be held by them and change in control, if any, consequent to the preferential issue).

REVISED EXPLANATORY STATEMENT RELATING TO ITEM NO.1

Revised Paragraph iii:

iii. Purpose / Objects of the issue

The Company proposes to utilise the proceeds received from the Preferential Issue towards general corporate purposes and for development of new Real Estate Projects including acquisition of land parcels and all related acquisition cost thereto and payment of government premiums and purchase cost of various types of floor space index (FSI). The utilisation plans are narrated below.

Revised Paragraph iv:

iv. **Utilization of Proceeds of the Issue:** The proceeds of the Issue will be utilized in the following manner:

Sl. No.	Particulars	Estimated utilisation amount (INR)
1.	General Corporate Purposes	104,00,00,000
2.	Development of new Real Estate Projects including acquisition of land parcels and all related acquisition cost thereto	265,00,00,000
3.	Payment of government premiums and purchase cost of various types of floor space index (FSI)	48,03,00,365
Total (Indian Rupees Four Hundred Seventeen Crores Three Lakhs Three Hundred and Sixty Five Only)		417,03,00,365

The Company will utilise the amount within a period of 18 months from the date of proposed allotment.

The allotment under the Preferential Issue is subject to the fulfilment of the conditions precedent such as receipt of in-principle approval from each of the Stock Exchanges for the Preferential Issue, approval of the Competition Commission of India for investment by the proposed allottee into the Company and approval of the Members of the Company for the Preferential Issue with requisite majority.

The amounts specified above is based on the estimates made currently, which may vary due to circumstances in future and hence there may be a deviation of +/- 10% (subject to compliance with Applicable Laws) in each of the above specified objects (except for the General Corporate Purposes) in terms of the circular issued by the National Stock Exchange of India Limited under Ref No: NSE/CML/2022/56 dated 13 December 2022 and Notice No. 20221213-47 dated 13 December 2022 issued by BSE Limited.

Further, the amount pending utilisation towards the objects of the issue, will be invested only in Term Deposits or Mutual Funds as deemed fit/appropriate and approved by the Board of the Company and as may be permitted under Applicable Laws.

Revised Paragraph xvi:

Proposed time frame within which the preferential issue shall be completed:

The Proposed Transaction (including the preferential issue and open offer) has triggered an obligation to make an open offer for shares of the Company and accordingly, the statutory timeline period for completion of the allotment of the Subscription Shares will be in accordance with Regulation 170(3) of the SEBI ICDR Regulations and will be considered in reference to the date of receipt of all statutory approvals required for the Proposed Transaction.

Accordingly, if an offer is not made under sub-Regulation(1) of Regulation 20 of the SEBI SAST Regulations (i.e. a competing offer), 15 (fifteen) days shall be considered from the expiry of the period specified in sub-Regulation (1) of Regulation 20 (i.e. 15 working days from detailed public statement made by the Acquirer) or date of receipt of all statutory approvals required for the completion of an open offer under the SEBI SAST Regulations or if an offer is made under sub-Regulation (1) of Regulation 20 of the SEBI SAST Regulations, the period of 15 (fifteen) days shall be counted from the expiry of the offer period as defined in the SEBI SAST Regulations.

Revised Paragraph xxvi:

Identity of the Acquirer (including natural persons who are the ultimate beneficial owners of equity shares proposed to be allotted and/or who ultimately control the proposed allottees), class of the Investor, the percentage (%) of post preferential issue capital that may be held by them and change in control, if any, consequent to the preferential issue:

Name of Acquirer	Class of Acquirer	Post-allotment shareholding in the Company	Beneficial Ownership
BREP Asia III India Holding Co VII Pte. Ltd.^	Pre-allotment: Non-promoter Post-allotment: Promoter	14.3%*	BREP Asia III Holdings IV Pte. Ltd.^

^ The Acquirer is an entity incorporated in Singapore and held 100% by BREP Asia III Holdings IV Pte. Ltd. (the “**Parent Company**”) also incorporated in Singapore. There is no natural person who owns more than 10% of the capital or interest in the Acquirer, on an aggregate basis. In the absence of a natural person as an Ultimate Beneficial Owner (“**UBO**”), the details of the Parent Company are included. Further, Mr. Eugene Min is the Senior Managing Officer of the Acquirer with no ownership in the shares of or control over the Acquirer.

* Upon completion of the transaction specified in the Share Purchase Agreement, the Acquirer would also acquire additional approx. 25.7% (twenty five point seven percent) of shareholding in the Company.

This Corrigendum forms an integral part of the Notice of EGM and should be read in continuation of and in conjunction with the Notice of EGM. Except as detailed in this corrigendum, all other contents and disclosures of the Notice of EGM dated 19 March 2025 shall remain unchanged.

The Corrigendum to the Notice of EGM is also being placed on Company’s website <https://www.koltepatil.com/investor/preferential-issue-2025> and on the website of stock exchange viz. BSE Limited i.e. at bseindia.com and National Stock Exchange of India Limited i.e. www.nseindia.com and on the website of CDSL at www.evotingindia.com

**By order of Board of Directors
For Kolte-Patil Developers Limited**

**Sd/-
Vinod Patil
Company Secretary
Membership No. A13258**

**Place: Pune
Date: 05 April 2025**