

Date: October 23, 2026

Corporate Relations Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001 Scrip Code: 506194 Class of Security: Equity	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051 Symbol: ARIHANTSUP Series: EQ
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Dear Sir/Ma'am,

Sub.: Intimation regarding Redemption of Secured Non-Convertible Debentures (NCDs) of the Company – Disclosure under Regulation 30 of SEBI (LODR) Regulations, 2015.

Pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015, we would like to inform you that in accordance with the terms and conditions of the Debenture Trust Deed dated April 02, 2024 bearing registration number 6609/2024, the Company has redeemed 70,00,000 (Seventy Lakh) Unlisted, Unrated, Secured, Redeemable, Non-convertible Debentures (NCDs) – India Real Estate Investment Fund Series – 2 of Rs. 100/- each amounting to Rs. 70,00,00,000/- (Rupees Seventy Crores) as issued to India Real Estate Investment Fund.

Further, the No Due Certificate issued by IDBI Trusteeship Services Limited is attached as **Annexure-I**.

We request you to take the above information on record.

Thanking You,
Yours Faithfully,

For Arihant Superstructures Limited

Parth
Ashokkumar
Chhajer

Digitally signed by Parth
Ashokkumar Chhajer
Date: 2026.10.23
18:21:19 +05'30'

Parth Chhajer
Joint Managing Director
DIN: 06646333

IDBI Trusteeship Services Ltd.

CIN : U65991MH2001GOI131154

Ref No:-6909/ITSL/OPR/2026-27

Date:-23.10.2026



To, Arihant Superstructure Limited 25th Floor ,ARIHANT AURA , B WING , PLOT NO. 13/1 TTC Industrial Area , Thane Belapur Road, Turbhe , Navi Mumbai-400705.	CC: ICICI Prudential Asset Management Company Limited ICICI Venture House, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025 Kind Attn: Mr.Awadh Agrawal
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Subject: No Objection Certificate for Release of Security in respect of Non-Convertible Debentures aggregating to ₹70,00,00,000/- (Rupees Seventy Crores Only)

Dear Sir/Madam,

We refer to the Debenture Trust Deed dated April 02, 2024, together with the other ancillary transaction documents executed in connection with the issuance of Non-Convertible Debentures aggregating to ₹70,00,00,000/- (Rupees Seventy Crores Only) ("Debentures") by **Arihant Superstructures Limited** ("Company"), in favour of **India Real Estate Investment Fund Series 2**, acting through its investment manager, **ICICI Prudential Asset Management Company Limited** ("Debenture Holder"), with **IDBI Trusteeship Services Limited** acting as the Debenture Trustee ("Debenture Trustee").

We further refer to the no-dues/release confirmation dated October 16, 2026, issued by the Debenture Holder ("NDC")(copy as enclosed). Pursuant to the said NDC, we hereby convey our **No Objection to the release and discharge of the security created in favour of the Debenture Trustee, for the benefit of the Debenture Holder**, in connection with the aforesaid Debentures.

The release of the aforesaid security shall be limited to the security created in connection with the Debentures referred to herein and shall not affect any other subsisting security, obligation or transaction, if any, unrelated to the aforesaid Debentures.

This certificate is issued at the request of the Company for the aforesaid purpose, based on the confirmation of the Debenture Holder and shall be read in conjunction with the Transaction Documents.

This certificate is issued without prejudice to any rights, powers or remedies available to the Debenture Trustee and/or the lenders under the Financing Documents or applicable law.

This certificate is issued at the request of the Company solely for the purpose of recording release of security and should not be construed as a waiver of any rights or obligations other than those specifically stated herein.

Yours faithfully,

For IDBI Trusteeship Services Limited

Authorised Signatory

Encl. as above

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Date: October 16, 2026

To,

1. ARIHANT SUPERSTRUCTURES LIMITED
"Arihant Aura" 25th Floor, B-Wing, Plot No.13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai,
Thane MH 400705

Sub: Release of charge and mortgage on the properties/assets owned by Arihant Superstructures Limited ("Company")

Dear Sir,

1. We refer to the Debenture Trust Deed dated April 04, 2024 and other ancillary transaction documents entered into *inter-alia* between IDBI Trusteeship Services Limited, in its capacity as debenture trustee ("Debenture Trustee"), the Company, India Real Estate Investment Fund Series 2, a category II alternative investment fund registered with the Securities Exchange Board of India, managed by ICICI Prudential Asset Management Company Limited (being the 'Debenture Holder') with the Company, in respect of issue of Non-Convertible Debentures of INR 70,00,00,000/- (INR Seventy Crores only) ('Debentures') issued & allotted by the Company.
2. The obligations of the Debentures are secured, among others, by creation of first ranking / pari-passu charge / mortgage, as the case may be, on immovable properties/rights in respect of the immovable properties, Escrow Accounts and Current Account & certain other assets of the Security Provider / Mortgagor in favor of the Debenture Trustee, for the benefit of the Debenture Holder, described in the Annexure hereto ('the Mortgaged Properties').
3. We confirm that, an amount of INR 75,34,42,784 /- (Rupees Seventy-Five Crore Thirty Four Lakh Forty Two Thousand Seven Hundred and Eighty Four Only) has been received by us in our account towards full and final repayment of Debentures.
4. In view of the satisfaction of the conditions stipulated and on receipt of the stipulated amounts as aforesaid in paragraph 3, we are pleased to release our charge/ mortgage over the Mortgaged Properties / Assets described in the Annexure hereto and accordingly we have also requested the Debenture Trustee to issue a release letter and handover original title documents related to the Mortgaged Properties to the Company and complete such necessary filings in the ROC as may be required.

ICICI Prudential Asset Management Company Limited

Correspondence Address:
ICICI Venture House,
Appasaheb Marathe Marg,
Prabhadevi, Mumbai 400025

Registered Address:
12th Floor, Narain Manzil,
23, Barakhamba Road,
New Delhi 110 001

Telephone: (+91 22) 6655 5050
Facsimile : (+91 22) 6666 5055
CIN : L99999DL1993PLC054135



5. We shall facilitate filing of requisite form with the Registrar of Companies and execute Re-conveyance Deed along with the Debenture Trustee for intimating the release and satisfaction of charge on the Mortgaged Properties.
6. Capitalized terms used herein, unless otherwise specifically defined herein shall have the same meanings as those given in the Transaction Documents.

Yours Faithfully,

For INDIA REAL ESTATE INVESTMENT FUND SERIES 2

(Acting through its investment manager, ICICI Prudential Asset Management Company Limited)



(Authorized Signatories)



C/c to: IDBI Trusteeship Services Limited
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai – 400 001

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ANNEXURE

DESCRIPTION OF MORTGAGED PROPERTIES

First and exclusive charge by way of registered English Mortgage on the following:

- (a) without possession, over the entire right, title and interest of Arihant Adarsh Land, Arihant Aaradhya Land and Arihant Aayan Land, with all the present and future structures constructed/to be constructed thereon along with submission of original title deeds.
- (b) over the development rights of Project Arihant Adarsh, Project Arihant Aayan and Project Arihant Aaradhya (including the Unsold Units).
- (c) over the Project Receivables and Proceeds of Project Arihant Adarsh, Project Arihant Aayan and Project Arihant Aaradhya.
- (d) the Accounts, secured to the Debenture Trustee, being Escrow/Current Accounts & any other accounts opened in respect of Project Arihant Adarsh, Project Arihant Aayan and Project Arihant Aaradhya:

For the purposes of this Schedule-

"Project Arihant Adarsh" means a project being developed by the Company on the Arihant Adarsh Land by such name as may be decided.

"Arihant Adarsh Land" means all that piece and parcel of land bearing (i) Gat No. 43/3/2 admeasuring 3,750 square meters; (ii) Gat No. 59/1 admeasuring 1,790 square meters; (iii) Gat No. 60/1/2B admeasuring 5,550 square meters; (iv) Gat No. 35/1+2/1(2) admeasuring 4,700 square meters; (v) Gat No. 35/1+2/1(3) admeasuring 4,700 square meters; and (vi) Gat No. 35/1+2/1(4) admeasuring 4,150 square meters, totally admeasuring 43,220 square meters situate, lying and being at Village Ghot, Taluka Panvel, District Raigad;

"Project Arihant Aayan" means a project being developed by the Company on the Arihant Aayan Land by such name as may be decided.

"Arihant Aayan Land" means all that piece and parcels of land bearing (i) Survey No. 116/4 admeasuring 3.5 Ares, (ii) Survey No. 120/9 admeasuring 91 Ares, (iii) Survey No. 147/5 admeasuring 5.8 Ares, (iv) Survey No. 147/6 admeasuring 2.5 Ares, (v) 147/2C admeasuring 2.5 Ares, and (vi) Survey No. 147/2D admeasuring 1.3 Ares admeasuring in aggregate 1 Hectare 6.6 Ares situate, lying and being at Village Titwala, Taluka Kalyan, District Thane – 421605.

"Project Arihant Aaradhya" means a project being developed by the Company on the Arihant Aaradhya Land by such name as may be decided.

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"Arihant Aaradhya Land" means land parcel bearing Survey Nos. (i) 35/1A admeasuring 6980 square meters (approximately 1.72 Acres), (ii) 35/1B admeasuring 3500 square meters (approximately 0.86 Acres), (iii) 35/1C admeasuring 3500 square meters (approximately 0.86 Acres), (iv) 36 admeasuring 4600 square meters (approximately 1.13 Acres), (v) 43/3/2 admeasuring 3750 square meters (approximately 0.93 Acres), (vi) 59/1 admeasuring 1790 square meters (approximately 0.44 Acres), (vii) 60/1/2B admeasuring 5550 square meters (approximately 1.3 Acres), (viii) 35/'1+2/1(2) admeasuring 4700 square meters (approximately 1.16 Acres), (xi) 35/'1+2/1(3) admeasuring 4700 square meters (approximately 1.16 Acres) and (x) 35/'1+2/1(4) admeasuring 4150 square meters (approximately 1.02 Acres) collectively equivalent to 43,220 square meters (approximately 10.67 Acres) lying and situated at Village Ghot, Taluka Panval, District Raigad and in the State of Maharashtra



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