



CIN: U70100KA2011PTC061599

## HIREN WAHEN BUILDTECH Pvt. Ltd.

February 11, 2025

To,  
The Manager  
Listing Department  
Bombay Stock Exchange Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai -400001  
**BSE Script Code – 975302**

**Sub:** Disclosure of Security Cover as of December 31, 2024

**Reference:** Regulation 54 of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to Regulation 54 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, we would like to state that all secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on December 31, 2024, are fully secured by:

First exclusive security interest by way of hypothecation over all rights, titles and interests in the partnership firm named Hiren Wahan Buildtech held by the Company (being atleast 74.12% interest in the partnership firm) ("**Partnership Interest**")

Mortgage 1: Exclusive mortgage by way of deposit of title deeds in relation to a commercial space admeasuring 17,529 sqft located at 2nd floor of Building 3 in Prestige Featherlite Techhub (Prestige Green gables), Panathur Main Road, Panathur Hobli, Varthur Taluk, Bangalore by Co-Obligor 2 ("**Mortgage 1**")

Pledge: First Exclusive Pledge over 95% pledge of shares of Issuer pledged by Co-Obligor 1 and Co-Obligor 3 ("**Pledge**")

Residual Partnership Interest: First Exclusive Charge by way of Hypothecation of 25.88 % of Partnership interest in M/s Hiren Wahan Buildtech (Developer) by Co- Obligor 2 ("**Residual Partnership Interest**").

Joint and several guarantees from the Guarantors.

Demand Promissory Note from the Guarantors and the Company.

(i) power of attorney from the Company and the pledge providers to the Debenture Trustee to act on behalf of the Company in sale of securities, and other requisite powers as may be required.

Accordingly, the Company is maintaining asset cover of (One decimal point zero) of the Principal Amount ("**Security Cover**") and on and from the date of issuance of the Debentures, the value of the future Project Receivables (less Taxes, registration fees, any other amounts due to third parties and other statutory dues), are at all times not less than 1.0X (one time) the Debenture Outstandings on such relevant date ("**Asset Cover**"), as per the terms of offer document/Information Memorandum.

The above information along with the relevant documents shall also be made available on the Company's website <https://www.hwbuildtech.com>. You are requested to kindly take the above information on your records.

Thanking You

**For Hiren Wahan Buildtech Private Limited**

NARENDRA BABU  
KALAHASTHI

Digitally signed by NARENDRA  
BABU KALAHASTHI  
Date: 2025.02.11 16:21:51  
+05'30'

**Narendra Kalahasthi Babu**  
**Director**  
**DIN: 01477343**  
**Place: Bangalore**

**CC: Beacon Trusteeship Limited**  
**5W, 5th Floor, The Metropolitan,**  
**Bandra Kurla Complex, Bandra (East),**  
**Mumbai-400051.**



Annexure I:														
a) Revised Format for Security Cover Certificate														
Column A	Column B	Column C <sup>i</sup>	Column D <sup>ii</sup>	Column E <sup>iii</sup>	Column F <sup>iv</sup>	Column G <sup>v</sup>	Column H <sup>vi</sup>	Column I <sup>vii</sup>	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		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 H)	Related to only those items covered by this certificate				
	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 (In Crores)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets <sup>viii</sup>	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+ N) (In Crores)
												Relating to Column F		
		Book Value (In Crores)	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment														
Capital Work-in-Progress														
Right of Use Assets														



Goodwill															
Intangible Assets															
Intangible Assets under Development															
Investments	Non-Current Investments (specifically its Interest in the partnership firm naming Hiren Wahan Buildtech Capital) amounting to 74.12% interest in the partnership firm	55								85.58				85.58	
Loans															
Inventories															
Trade Receivables															
Cash and Cash Equivalents															
Bank Balances other than Cash and Cash Equivalents															
Others	Mortgage of commercial space admeasuring									33.86				33.86	



	17,529 sqft located at 2nd floor of Building 3 in Prestige Featherlite Techhub *														
	95% Shareholding of Hiren Wahren Buildtech Private Limited									0.095				0.095	
	Hypothecation of 25.88 % of Partnership interest in M/s Hiren Wahren Buildtech (Developer) by L PRAKASH *									29.88				29.88	
Total										149.42				149.42	
LIABILITIES															
Debt securities to which this certificate pertains															
Other debt sharing pari-passu charge with above debt		not to be filled													



Other Debt															
Subordinated debt															
Borrowings															
Bank															
Debt Securities															
Others															
Trade payables															
Lease Liabilities															
Provisions															
Others															
Total															
Cover on Book Value															
Cover on Market Value <sup>ix</sup>															
		Exclusive Security Cover Ratio	2.72		Pari-Passu Security Cover Ratio										



<div><div><div>i. This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.</div><div>ii. This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.</div><div>iii. This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.</div><div>iv. This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.</div><div>v. This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.</div><div>vi. This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.</div><div>vii. In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.</div><div>viii. Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.</div><div>ix. The market value shall be calculated as per the total value of assets mentioned in Column O.</div></div></div>											

b) ISIN wise Details								
Sr. No.	ISIN	Facility	Type of Charge	Subscribed Amount (INR in Crores)	Principal Outstanding as on December 30, 2024 (INR in Crores)	Interest Accrued but not due for payment as on December 30, 2024 (INR)	Cover Required (in times)	Security Required (INR in Crores)
1	ISIN INE0S1Q07019		Exclusive	55	55		1 Time	55



c) Comparison with previous quarter

Security Cover of previous Quarter – September 2024	Security Cover of current Quarter – December 2024	Is there any reduction in the computed value of security cover in comparison to the previous quarter or previously calculated security cover (Yes / No)	If yes, please state the reason for such variation
2.72	2.72		

\*Note: Security given by the Mr. L Prakash who is a partner in the frim (Hiren Wahren Buildtech)

- Note – 1. Based on documents Produced before us.  
2. Issued at the request of of Hiren Wahren Buildtech Private Limited.

For P Ganesh Kumar & Associates,  
Chartered Accountants,  
ICAI Firm Reg No.026030S

PALLEDA  
TIRUMALA  
GANESH KUMAR

Digitally signed by PALLEDA  
TIRUMALA GANESH KUMAR  
Date: 2025.02.11 16:56:34  
+05'30'

CA P T Ganesh Kumar  
Proprietor  
ICAI Membership Number: 262593  
UDIN: 25262593BMJLXU8660

Place: Bangalore  
Date: 11/02/2025.