

Date: 13th November, 2021

To,
The Manager – Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

ISIN	INE065I07023
Scrip Code	973382
Scrip ID	733OICPL26

Subject: Disclosure of Related Party Transactions of the Company for the half year ended 30th September, 2021 as per Regulation 23(9) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith, the disclosure of Related Party Transactions of the Company for the half year ended 30th September, 2021.

Further, kindly note that the Company has also submitted the above mentioned disclosure along with its Standalone Financial Results for the quarter and half year ended 30th September, 2021, intimated to the Stock Exchange, earlier today.

We request you to kindly take above information on record and disseminate the same to all

Yours faithfully,

For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)



Ritu Yatender Verma

Company Secretary and Compliance Officer
Membership No: A41397
Place: Mumbai



One International Center Private Limited*(formerly known as Indiabulls Real Estate Company Private Limited)***CIN : U70101HR2005PTC077759****Disclosures of Related party transactions for the half year ended 30 September 2021 as per Regulation 23(9) of SEBI LODR Regulations**

(All amounts in Rs. millions unless otherwise stated)

i) Names of related parties and description of relationship**A Holding company**

BREP Asia SG L&T Holding (NQ) Pte Ltd

B Key management personnel

Mr. Shravan Chandra Sharma	: Director
Mr. Sumit Bhartia	: Director
Mr. Nikhil Pradeep Jalan	: Director
Mr. Swati Fanil Shah	: Director
Mr. Prakash Gupta	: Chief Executive Officer

C Fellow subsidiary companies

Indiabulls Properties Private Limited
 Opcore Services Limited [formerly Indiabulls Realty Developers Limited]
 Spero Properties and Services Private Limited
 One Qube Realtors Limited [formerly Ashkit Properties Limited]

D Entities having significant influence

FIM Holdco II Limited
 Ariston Investments Sub B Limited

ii) Related party transactions**The following is a summary of related party transactions**

Particulars	30 September 2021	31 March 2021
Electricity charges:		
Opcore Services Limited	13.72	15.11
Maintenance expenses:		
Opcore Services Limited	180.74	361.48
Interest income:		
Indiabulls Properties Private Limited	11.28	22.50
Spero Properties and Services Private Limited	187.14	480.00
Remuneration paid to KMP's:		
Mr. Prakash Gupta	2.08	4.16

iii) Related party balances as at year end

Particulars	30 September 2021	31 March 2021
Short term loan given to:		
Indiabulls Properties Private Limited	292.58	281.30
Trade receivables		
Opcore Services Limited	3.13	-
Trade payables		
Opcore Services Limited	188.75	107.17
Long term loan given to:		
Spero Properties and Services Private Limited	777.53	4,547.68

iii) Statement of maximum balance outstanding during the year

Particulars	30 September 2021	31 March 2021
	Fellow subsidiary	Fellow subsidiary
Inter-corporate loans given		
Indiabulls Properties Private Limited	292.58	281.30
Spero Properties and Services Private Limited	4,718.98	4,547.68

*For and on behalf of the Board of Directors of***One International Center Private Limited****Sumit Bhartia**

Director [DIN: 07726897]

Place: Mumbai

Date: 13 November 2021