

Date: 14<sup>th</sup> February, 2022

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

<b>ISIN</b>	INE065I07023
<b>Scrip Code</b>	973382
<b>Scrip ID</b>	733OICPL26

**Subject: Outcome of the Board Meeting held on 14<sup>th</sup> February, 2022 to consider and approve the unaudited financial results of the Company for the quarter ended 31<sup>st</sup> December, 2021.**

Dear Sir/Madam,

We wish to inform you that the Board of Directors the Company at its meeting held Today i.e. Monday, 14<sup>th</sup> February, 2022 considered and approved the unaudited financial results of the Company for the quarter ended 31<sup>st</sup> December, 2021 along with the limited review report issued by the Statutory Auditors of the Company.

Accordingly, in terms of Regulations of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI (LODR) Regulations, 2015”), please find enclosed herewith the below mentioned documents:

- (a) Limited Review Report issued by the Statutory Auditors of the Company with respect to the unaudited financials for the quarter ended 31<sup>st</sup> December, 2021 attached as **Annexure I**.
- (b) Unaudited financial results of the Company for the quarter ended 31<sup>st</sup> December, 2021 as per Regulation 52 of SEBI (LODR) Regulations, 2015 attached as **Annexure II**.
- (c) Declaration with respect to unmodified opinion in the limited review report for the quarter ended 31<sup>st</sup> December, 2021 as per Regulation 52(2)(e) of SEBI (LODR) Regulations, 2015 attached as **Annexure III**.
- (d) Disclosures as per Regulation 52(4) of SEBI (LODR) Regulations, 2015 for the quarter ended 31<sup>st</sup> December, 2021 attached as **Annexure IV**.
- (e) Statement with respect to material deviation in the use of proceeds of issue of Non-Convertible Debentures as per Regulation 52(7) of SEBI (LODR) Regulations, 2015 for the quarter ended 31<sup>st</sup> December, 2021 attached as **Annexure V**.
- (f) Asset Cover details with respect to the Non-Convertible Debentures issued by the Company for the quarter ended 31<sup>st</sup> December, 2021 as per Regulation 54 of SEBI (LODR) Regulations, 2015 attached as **Annexure VI**.

**One International Center Private Limited (formerly known as Indiabulls Real Estate Company Private Limited)**

**Registered Office:** 448-451 Indiabulls House, Udyog Vihar Phase V, Gurugram, Haryana, 122016

**Corporate Office:** One International Center, Tower - 1, 10<sup>th</sup> Floor, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400013

Telephone: +91 22 68305500 | E-mail: [info@nucleusofficeparks.com](mailto:info@nucleusofficeparks.com) | Website: [www.nucleusofficeparks.com](http://www.nucleusofficeparks.com) | CIN: U70101HR2005PTC07775

The meeting commenced at 06:00 p.m. and concluded at 07:00 p.m.

Request you to take the above documents on record.

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

# Walker Chandiook & Co LLP

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Walker Chandiook & Co LLP  
Plot No. 19A 2<sup>nd</sup> Floor  
Sector – 16A  
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**Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of One International Center Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)**

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of One International Center Private Limited (formerly known as Indiabulls Real Estate Company Private Limited) ('the Company') for the quarter ended 31 December 2021 and the year to date results for the period 1 April 2021 to 31 December 2021, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Attention is drawn to the fact that the figures for the corresponding year to date results for the period 1 April 2020 to 31 December 2020 have been approved by the Company's Board of Directors, but have not been subjected to audit or review.
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently,

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Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



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Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

**Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)**

does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 4 of the accompanying Statement, which describes the effect of uncertainties relating to the outbreak of Covid-19 pandemic and the management's evaluation of its impact on the Company's operations and the financial results of the Company as at 31 December 2021, the extent of which is significantly dependent on future developments as they evolve. Our conclusion is not modified in respect of this matter.

**For Walker ChandioK & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013



**Manish Agrawal**

Partner

Membership No. 507000



UDIN: 22507000ABYYXL5769

Place: Ghaziabad

Date: 14 February 2022

One International Center Private Limited  
(formerly known as Indiabulls Real Estate Company Private Limited)  
Financial results for the quarter and nine months period ended 31 December 2021  
Statement of profit and loss for quarter and nine months period ended 31 December 2021

Particulars	(Rs. in millions)				
	Quarter ended		Nine months period ended		Year ended
	31 December 2021 (Unaudited)	30 September 2021 (Unaudited)	31 December 2021 (Unaudited)	31 December 2020 (Unaudited) (refer note 5)	31 March 2021 (Audited)
<b>Income</b>					
Revenue from operations	422.12	466.80	1,497.48	2,137.78	2,827.05
Other income	83.24	81.28	329.97	452.84	602.91
<b>Total income</b>	<b>505.36</b>	<b>548.08</b>	<b>1,827.45</b>	<b>2,590.62</b>	<b>3,429.96</b>
<b>Expenses</b>					
Cost of revenue	90.37	90.37	271.11	271.11	361.48
Employee benefits expense	3.05	3.04	9.10	6.81	11.57
Finance costs	491.59	315.10	1,175.82	1,865.87	2,259.04
Depreciation and amortisation expense	134.52	72.24	277.95	214.97	286.90
Other expenses	78.43	95.83	253.75	197.60	252.99
<b>Total expenses</b>	<b>777.96</b>	<b>576.58</b>	<b>1,987.73</b>	<b>2,558.56</b>	<b>3,170.98</b>
(Loss)/profit before Exceptional item and tax	(272.60)	(28.30)	(160.28)	33.86	258.98
Exceptional items	(2,968.47)	-	(2,968.47)	-	-
<b>(Loss)/profit before tax</b>	<b>(3,241.07)</b>	<b>(28.30)</b>	<b>(3,128.75)</b>	<b>33.86</b>	<b>258.98</b>
Tax expense					
Current tax (including earlier periods/years)	-	-	-	58.17	72.55
Deferred tax	27.28	1.45	30.19	(107.81)	(192.86)
<b>Net (loss)/profit for the period/year</b>	<b>(3,213.79)</b>	<b>(26.85)</b>	<b>(3,158.56)</b>	<b>86.02</b>	<b>379.29</b>
Other comprehensive income					
Items that will not be reclassified to profit or loss	-	-	-	-	(0.02)
Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	0.01
<b>Total of other comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0.01)</b>
<b>Total comprehensive income for the period/year</b>	<b>(3,213.79)</b>	<b>(26.85)</b>	<b>(3,158.56)</b>	<b>86.02</b>	<b>379.28</b>
Earnings per equity share (not annualized, except for the year ended 31 March 2021)					
Basic (Rs.)	(857.69)	(7.76)	(823.94)	22.30	98.93
Diluted (Rs.)	(857.69)	(7.76)	(823.94)	22.30	98.93
<b>Notes to the financial results:</b>					
1. These financial results of One International Center Private Limited (formerly Indiabulls Real Estate Company Private Limited) (the Company) for the quarter and nine months period ended 31 December 2021 have been approved by the Board of Directors (the Board) at its meeting held on 14 February 2022 and reviewed by statutory auditors of the Company. These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in section 133 of the Companies Act, 2013.					
2. On 12 August 2021, the Company completed issuance and listing of its non-convertible bonds (NCBs) in terms of Securities and Exchange Board of India (SEBI) (Issue and Listing of Debt Securities) Regulations, 2015 (as amended) (the Listing Regulations) and including relevant circulars issued by SEBI from time to time.					
3. On 12 August 2021, the Company had issued NCBs amounting to Rs. 4,710 millions (listed on stock exchange on 'BSE') and these bonds are repayable after 5 years from the date of issue. Interest is payable on quarterly basis from 30 September 2021 at the rate of 3 months MCLR + spread of 0.33% per annum. These NCBs are secured against Tower 4 assets (land, project assets, receivable, insurance assets and accounts assets). Additionally, during the period, the Company has made complete repayment of listed non-convertible bonds amount to Rs. 7,250 millions, which were issued on 29 January 2020.					
4. Covid-19 pandemic has resulted in disruption to regular business operations due to lockdown imposed by the Central and State Governments. Further, Mumbai region was one of most impacted regions across the country, due to increased number of active 'Covid-19' cases amid the second wave in first quarter of current financial year. While the business operations have already resumed, the recent rising cases of Omicron variant of Covid-19 in India and related restrictions imposed by various states, business activity may get further impacted and expected return to normalcy may take more time. Additionally, because of the pandemic situation, major tenants did restructuring within their businesses and accordingly vacated some of the area, which has led to decrease in overall occupancy ratio as at 31 December 2021. As per management, the said decrease is only temporary and in the long-term, there may not be material impact of its recoverables and performance of the Company. Additionally, the management has also made a detailed assessment of its liquidity position including recoverability of its receivables and other advances as at balance sheet date and expects to recover carrying amount of these assets. The management will continue to closely monitor any material change to future economic conditions. The actual impact of Covid-19 pandemic on the Company's financial performance remains uncertain and dependent on spread of Covid-19 and additional steps taken by the Government to mitigate the economic impact and may differ from that estimated as at the date of approval of these financial results.					
5. The financial results of the Company for the comparative nine months period ended 31 December 2020 included in these unaudited financial results have not been subject to an audit or a review by the statutory auditors. However, the management has exercised necessary due diligence to ensure that the unaudited financial results for the period ended 31 December 2020, provide a fair view of the Company's affairs.					
6. The figures of corresponding quarter i.e., quarter ended 31 December 2020 have not been disclosed in the financial results pursuant to relaxation provided by the Securities and Exchange Board of India through its circular no SEBI/HO/DDHS/CIR/2021/0000000837 dated 8 October 2021.					
7. ICRA has assigned the long-term rating of 'A -ve (Stable)' to long-term fund based borrowings of the Company.					
8. Additional disclosures as per regulation 52 (4) of the Listing Regulations					
(Rs. in millions, except ratios)					
Particulars	31 December 2021 (Unaudited)	30 September 2021 (Unaudited)	31 December 2021 (Unaudited)	31 December 2020 (Unaudited)	31 March 2021 (Audited)
a) ISIN	INE06S107023	INE06S107023/ INE06S107015#	INE06S107023/ INE06S107015#	INE06S107015#	INE06S107015#
b) Credit rating and changes (in any) (no)	ICRA A -ve (Stable)	ICRA A -ve (Stable)	ICRA A -ve (Stable)	ICRA A -ve (Stable)	ICRA A -ve (Stable)
c) Asset cover available	Listed NCBs are secured and asset cover is more than 100%	Listed NCBs are secured and asset cover is more than 100%	Listed NCBs are secured and asset cover is more than 100%	Listed NCBs are secured and asset cover is more than 100%	Listed NCBs are secured and asset cover is more than 100%
d) Debt equity ratio <sup>1</sup>	36.33	6.52	36.33	8.14	7.48
e) Previous due date for the payment of interest of non convertible bonds (NCBs)	31 December 2021	30 September 2021	31 December 2021	NA	NA
f) Previous due date for the repayment	NA	NA	NA	NA	NA
g) Next due date for the payment of interest of NCBs	31 March 2022	31 December 21	31 March 2022	28 August 2022	28 August 2022
h) Next due date for the repayment of principal of NCBs	11 August 2026	11 August 2026	11 August 2026	28 January 2023	28 January 2023
i) Fixed assets coverage ratio <sup>2</sup>	0.96	0.93	0.96	0.74	0.80
j) Debenture redemption reserve	NA	NA	NA	NA	NA
k) Net worth <sup>3</sup>	713.38	4001.71	713.38	3,578.54	3,872.32
l) Current ratio <sup>4</sup>	1.03	2.95	1.03	4.42	4.07
m) Long term debt to working capital <sup>5</sup>	342.70	8.13	342.70	4.55	6.65
n) Bad debts to account receivable ratio <sup>6</sup>	-	-	-	7.82	5.37
o) Current liability ratio	0.08	0.06	0.08	0.05	0.04
p) Total debts to total assets <sup>7</sup>	0.91	0.83	0.91	0.83	0.83
q) Paid-up debt capital <sup>8</sup>	25,918.00	28,087.87	25,918.00	29,117.60	28,983.70



**SIGNED FOR  
IDENTIFICATION  
PURPOSES ONLY**



One International Center Private Limited  
(formerly known as Indiabulls Real Estate Company Private Limited)  
Financial results for the quarter and nine months period ended 31 December 2021

	For the quarter ended 31 December 2021 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the nine month period ended 31 December 2021 (Unaudited)	For the nine month period ended 31 December 2020 (Unaudited) (refer note 9)	For the year ended 31 March 2021 (Audited)
(i) Debt service coverage ratio <sup>1</sup>	0.51	0.47	0.58	0.84	1.84
(ii) Interest service coverage ratio	0.53	0.50	0.74	0.73	1.00
(iii) Debtors turnover <sup>11</sup>	0.44	0.30	0.13	0.10	1.04
(iv) Accounts turnover <sup>12</sup>	NA	NA	NA	NA	NA
(v) Operating margin (%) <sup>13</sup>	0.27	0.44	0.40	0.53	1.68
(vi) Net profit margin (%) <sup>14</sup>	(0.51)	(0.05)	(1.73)	0.02	1.1

- <sup>1</sup> Debt service coverage ratio = Debt/Equity and Equity = Equity share capital + Instruments entirely equity in nature + Other equity
- <sup>2</sup> Fixed assets coverage ratio = Total assets secured by first or exclusive charge/ indebtedness secured by or aggregate to be secured by first charge or exclusive charge over fixed assets (i.e. aggregate external borrowing)
- <sup>3</sup> Net worth = Equity share capital + Instruments entirely equity in nature - Other equity
- <sup>4</sup> Current ratio = Total current assets/Total current liabilities
- <sup>5</sup> Long term debt to working capital = Non-current borrowings / (Total current assets - Total current liabilities)
- <sup>6</sup> Bad debts to account receivable ratio = Bad debts/average of opening and closing trade receivable (Bad debts - impairment balance as per statement of profit and loss) (Accounts receivable - Trade receivable as per balance sheet date)
- <sup>7</sup> Current liability ratio = Total current liabilities/Total liabilities
- <sup>8</sup> Total debt to total assets = Total borrowings/Total assets
- <sup>9</sup> Paid up debt capital = Total borrowings
- <sup>10</sup> Debt service coverage ratio = Earnings before depreciation, interest and tax/Interest expense + Principal repayment (excluding prepayments)
- <sup>11</sup> Interest service coverage ratio = Earnings before depreciation, interest and tax/Interest expense
- <sup>12</sup> Interest expense includes interest capitalized
- <sup>13</sup> Debtors turnover = trade receivable/revenue from operations
- <sup>14</sup> Operating margin = operating profit/revenue from operations  
 Operating profit = Revenue from operations - cost of sales - employee benefits expense - other expenses - depreciation and amortization
- <sup>15</sup> Net profit margin = Net profit for the period or year/total income
9. The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. leasing and development of real estate projects and all other related activities which as per Ind AS 106 or 'Operating Segments' is considered to be the only reportable business segment. The Company will derive its major revenues from leasing business. The Company is operating in India which is considered as a single geographical segment.
10. During the quarter, the Company has entered into the settlement and obtained no dues certificate from one of parties to whom the Company has given advance for business purposes. Based this, the Company has written off the carrying value of outstanding advance, which has been disclosed as an exceptional item in these financial results.
11. During the year ended 31 March 2021, the Company had received the approval of the National Company Law Tribunal, Chandigarh on the Scheme of Amalgamation (the Scheme) between FIM Holcon Limited, Anston Investments Sub B Limited (collectively referred to as Transferor Companies) and One International Center Private Limited (Pellecon Company or Transferee Company). The Transferor Companies are incorporated in Mauritius and are shareholders in the Company. Subsequent to quarter end, the Scheme is effective as all the requisite compliance required by Transferor Companies are completed. The Company is in the process of share transfers and other corporate action.
12. Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

Registered Office: Plot No 448-45, Udyog Vihar, Phase-V, Gurgaon, Haryana - 122016  
 Corporate Identity Number (CIN): U10101HR2005PTC077159

Place: Mumbai  
 Date: 14 February 2022



For and on behalf of Board of Directors  
*Sumit Bhartiya*  
 Sumit Bhartiya  
 Director (DIN: 07726897)



**SIGNED FOR IDENTIFICATION PURPOSES ONLY**

Date: 14<sup>th</sup> February, 2022

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

<b>ISIN</b>	INE065I07023
<b>Scrip Code</b>	973382
<b>Scrip ID</b>	733OICPL26

**Subject: Declaration w.r.t. unmodified opinion in the Limited Review Report for the quarter ended 31<sup>st</sup> December, 2021 as per Regulation 52(2)(e) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sir/Madam,

In accordance with the provisions of Regulation 52(2)(e) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, We, M/s. One International Center Private Limited (“the Company”) hereby declare that the Statutory Auditors of the Company have issued Limited Review Report with unmodified opinion with respect to the unaudited financial results of the Company for the quarter ended 31<sup>st</sup> December, 2021.

This is for your information and records.

Thanking You.

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

Date: 14<sup>th</sup> February, 2022

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

<b>ISIN</b>	INE065I07023
<b>Scrip Code</b>	973382
<b>Scrip ID</b>	733OICPL26

**Subject: Statement with respect to material deviation in the use of proceeds of issue of non-convertible debt securities for the quarter ended 31<sup>st</sup> December, 2021 as per Regulation 52(7) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sir/Madam,

We, M/s. One International Center Private Limited (“the Company”) hereby confirm that as required under Regulation 52(7) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, there were no deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in offer document/ information memorandum for the quarter ended 31<sup>st</sup> December 2021.

Further, pursuant to the SEBI Circular No: SEBI/HO/DDHS/08/2020 issued by Securities and Exchange Board of India dated 17<sup>th</sup> January, 2020, the Company hereby encloses the statement indicating material deviation or variation, if any in the use of proceeds of issue of non-convertible debt securities for the quarter ended 31<sup>st</sup> December, 2021 as per the format prescribed in **Annexure A** of the said circular.

This is for your information and records.

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)**

**Registered Office:** 448-451 Indiabulls House, Udyog Vihar Phase V, Gurugram, Haryana, 122016

**Corporate Office:** One International Center, Tower - 1, 10<sup>th</sup> Floor, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400013

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### Annexure A

Statement of Deviation or Variation						
Name of Listed entity		One International Center Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)				
Mode of Fund Raising		Private Placement				
Type of instrument		Non-Convertible Debentures				
Date of raising funds		12 <sup>th</sup> August, 2021				
Amount raised		Rs. 471 crores				
Report filed for Quarter ended		31 <sup>st</sup> December, 2021				
Is there a Deviation/ Variation in use of funds raised?		No				
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?		No				
If yes, details of the approval so required?		Not applicable				
Date of approval		Not applicable				
Explanation for the Deviation/ Variation		Not applicable				
Comments of the audit committee after review		Not applicable				
Comments of the auditors, if any		Not applicable				
Objects for which funds have been raised and where there has been a deviation, in the following table		<p>The funds raised by the Company are partly utilised towards early redemption of Non-Convertible Bonds of the Company of Rs. 725 Crores bearing ISIN INE065I07015 and capital expenditure in respect of Tower 4, in compliance with the provisions of applicable laws and any other purpose as may be agreed with the Bond Holders.</p> <p>Further, there was no deviation/ variation in the use of funds raised during the quarter ended 31<sup>st</sup> December, 2021.</p>				
Original object	Modified Object if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of Deviation/Variation	Remarks if any
Not Applicable						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

**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)**

**Registered Office:** 448-451 Indiabulls House, Udyog Vihar Phase V, Gurugram, Haryana, 122016

**Corporate Office:** One International Center, Tower - 1, 10<sup>th</sup> Floor, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400013

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Date: 14<sup>th</sup> February, 2022

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

<b>ISIN</b>	INE065I07023
<b>Scrip Code</b>	973382
<b>Scrip ID</b>	733OICPL26

**Subject: Asset cover details with respect to the listed non-convertible debt securities issued by M/s. One International Center Private Limited (“the Company”) as per Regulation 54(2) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Pursuant to Regulation 54(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the non-convertible debt securities issued by the Company are fully secured and the asset cover is more than 100%. Further, note that the non-convertible debentures are secured by way of pari passu charge on the mortgaged properties as evidenced by mortgage documents of the Company.

This is for your information and records.

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