

Date: 17<sup>th</sup> February, 2023

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

Dear Sir/Madam,

**Subject: Notice of Record Date and intimation under Regulation 51 and 60(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Pursuant to the approval of the the Board of Directors (“**Board**”) of One International Center Private Limited (the “**Company**”), in its meeting held on 16<sup>th</sup> February, 2023, the Board has decided to voluntary redeem, in part, 4710 redeemable, rated, listed, secured, non-convertible bonds of a nominal value of INR 10,00,000 each on a private placement basis, aggregating to not more than INR 471,00,00,000 (“**Bonds**”) prior to the maturity date and accordingly fixed 13<sup>th</sup> March, 2023 as the record date for early redemption of the Bonds in part, prior to the maturity date.

Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and documents in relation to the Bonds, we wish to inform you that the Company has sent an early redemption notice to the holders of the Bonds and trustee of the Bonds.

The details of early redemption of Bonds, in part, prior to maturity date are as under:

Scrip Name	Scrip ID	ISIN	Nominal value of the Bonds	Nominal Value per Bond that is proposed to be redeemed	The nominal value of each Bond which shall be outstanding pursuant to voluntary redemption	Total early redemption amount	Early redemption exercise period	Payment date for partial redemption of Bonds prior to maturity date	Purpose
One International Center Private Limited	7330ICPL26	INE065I07023	INR 10,00,000	INR 4,69,214.437	INR 5,30,785.563	INR 221,00,00,000 along with outstanding coupon payable until the date of such redemption.	Exercise period for early redemption of Bonds, in part, prior to maturity date: March 14, 2023 – March 16, 2023.	March 16, 2023	Early redemption of Bonds, in part, prior to maturity date.

Record date for the purpose of determining the eligible holders of the Bonds, who can opt for the early redemption option is March 13, 2023. The early redemption notice to the current holders of the Bonds is attached herewith in Annexure A for the record purpose.

This is for your information and records.

Thanking You,

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

**Ritu Yatender Verma**  
**Company Secretary and Compliance Officer**

**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

Telephone: +91 22 68315500 | E-mail: [info@nucleusofficeparks.com](mailto:info@nucleusofficeparks.com) | Website: [www.nucleusofficeparks.com](http://www.nucleusofficeparks.com) | CIN: U70101HR2005PTC077759

**Copy of the early redemption notice sent to the holders of the Bonds  
and Bond trustee**



**Date: February 17, 2023**

**To,**

**IDBI Trusteeship Services Limited (“Bond Trustee”)**

Universal Insurance Building, Ground Floor,

Sir P.M. Road, Fort, Mumbai - 400001

**E-mail:** nikhil@idbitrustee.com; gaurav.jeswani@idbitrustee.com

**Attention:** Mr. Gaurav Jeswani / Mr. Nikhil Lohana

CC:

**Deutsche Bank A.G., Mumbai Branch (“Bond Holders”)**

14<sup>th</sup> Floor, The Capital,

C70, G Block, Bandra Kurla Complex,

Mumbai, Maharashtra – 400098, India

**Email:** Sanjeev.bajpai@db.com

**Attention:** Mr. Sanjeev Bajpai

**Subject: One International Center Private Limited (the “Company”) – 4710 rated, listed, secured, redeemable, non-convertible bonds issued pursuant to the bond trust deed dated August 09, 2021 between the Company and the Bond Trustee (the “Bond Trust Deed” as amended and restated from time to time)**

Dear Sirs,

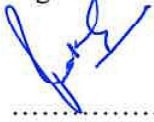
1. We refer to the Bond Trust Deed and our option to redeem the Bonds under Paragraph 4 (*Early Redemption*) of Schedule 1 (*Terms and Conditions*) of the Bond Trust Deed and in accordance with Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.
2. This is an Early Redemption Notice. Terms defined in the Bond Trust Deed shall have the same meaning when used in this Early Redemption Notice unless given a different meaning in this Early Redemption Notice.
3. We hereby exercise our right to redeem the Bonds (in part), prior to maturity date, on the terms set out below:
  - (a) Record date: March 13, 2023
  - (b) Exercise period for early redemption of Bonds, in part, prior to maturity date: March 14, 2023 – March 16, 2023
  - (c) Payment date for partial redemption of Bonds prior to maturity date – March 16, 2023
  - (d) Nominal value of each Bond: INR 10,00,000

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- (e) The nominal value per Bond that is proposed to be redeemed: INR 469214.437
  - (f) The nominal value of each Bond which shall be outstanding pursuant to voluntary redemption: INR 530785.563
  - (g) Aggregate early redemption amount: INR 221,00,00,000 (Indian Rupees Two Hundred and Twenty One Crores only) along with outstanding coupon payable until the date of such redemption in accordance with the Bond Trust Deed.
4. Upon payment of the aggregate early redemption amount as set out in Paragraph 3(g) of this notice, on the date of proposed early redemption, amounts outstanding in relation to the Bonds, shall be reduced to the extent of the nominal value of the Bond which is proposed to be redeemed pursuant to early redemption, by issue of appropriate instructions by us to the Depository.
  5. This Early Redemption Notice is irrevocable.
  6. This Early Redemption Notice is governed by Indian law and is issued pursuant to the approval of the Board of Directors of the Company in its meeting held on 16<sup>th</sup> February, 2023.

Signed:  
  
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Authorised Signatory

**One International Center Private Limited**

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