



Date: December 24, 2024

To,
The Manager,
Listing Department
The National Stock Exchange of India Limited
'Exchange Plaza', C-1 Block G, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

NSE Symbol: VR | ISIN: INEQQM01017

Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") regarding Execution of Indenture of Mortgage cum Charge by Daxon Realty Limited, Subsidiary Company

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with the SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, we wish to inform you that Daxon Realty Limited, our Subsidiary Company, has executed an Indenture of Mortgage cum Charge in favor of Bajaj Housing Finance Limited on December 23, 2024.

The detailed disclosure as required under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is attached as **Annexure – A**.

You are requested to take the same on your records.

Thanking You,
Yours Faithfully,
For V R INFRASPACE LIMITED

VIPULBHAI DEVCHANDBHAI RUPARELIYA
(Managing Director)
DIN: 07364323

Encl.: As stated above.

V R INFRASPACE LIMITED

(Formerly known as V R INFRASPACE PRIVATE LIMITED)

Registered office: National Trade Center, N. H. 8, Opp. L & T, Bapod, Vadodara – 390019, Gujarat, India.

CIN: L45203GJ2015PLC085400

E-Mail ID: info@vrinfraspacE.com | **Contact No.:** +91 9737118885 | www.vrinfraspacE.in



Annexure – A

Disclosures required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024

Sr. No.	Particulars	Details
1.	Name(s) of parties with whom the agreement is entered	<p>Name of Borrower: Daxon Realty Limited (Our Subsidiary Company)</p> <p>Name of Co-Mortgagor: Gopinath Enterprise</p> <p>Name of Lender: Bajaj Housing Finance Limited</p>
2.	Purpose of entering into the agreement	Indenture of Mortgage cum Charge
3.	Size of agreement	Loan not exceeding Rs. 45,00,00,000 (Rupees Forty-Five Crores only) for the purpose of Facility Construction Finance and general working capital requirements of the residential Project referred to as the “Facility”.
4.	Shareholding, if any, in the entity with whom the agreement is executed	Nil
5.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	<p>The significant terms inter-alia include:</p> <p>Security: Exclusive first charge is created by way of a registered mortgage of land and unsold units of the project “V R Vivanta” along with receivables of the project; Exclusive first charge is created by way of a registered mortgage of scheduled property of Daxon Realty Limited - land RS no: 39/B and 40, TP no. 02 (Sama-Dumad-Vemali), FP no: 41, OP No: 41, Vemali, Mouje: Dumad, Vadodara- 391160; Exclusive second charge is created by way of a registered mortgage of land and unsold units of the project “V R Luxuria”.</p> <p>Tenure of Facility: Total tenure not exceeding 66 months including Principal standstill period of 36 months from date of first disbursement of Facility.</p> <p>Interest Rate: The Reference Rate of BHFL-CF-FRR is 18.0% per annum, spread is -5.65% per annum and the applicable rate is 12.35% per annum.</p> <p>Repayment Terms: Interest to be serviced monthly during the principal standstill period from the current account of the Borrower through ECS/PDC’s/NACH. Due date for the repayment will be 15th of every month.</p>

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6.	Whether the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Not Applicable	
7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	Not Applicable	
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable	
9.	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	Details of the lender/borrower	Name of Borrower: Daxon Realty Limited Name of Lender: Bajaj Housing Finance Limited
		Nature of the loan	Loan for the purpose of Facility Construction Finance and general working capital requirements of the residential Project.
		Total amount of loan granted/taken	Loan not exceeding Rs. 45,00,00,000 (Rupees Forty-Five Crores only)
		Total amount Outstanding	-
		Date of execution of the loan agreement/sanction letter	Date of execution of Indenture of Mortgage cum Charge is December 23, 2024
		Details of the security provided to the lenders/ by the borrowers for such loan	As mentioned in Sr. No. 5
10.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors	Not Applicable	

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	of the listed entity, potential conflict of interest arising out of such agreements, etc.	
11.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): 1. Name of parties to the agreement; 2. Nature of the agreement; 3. Date of execution of the agreement; 4. Details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable

For V R INFRASPACE LIMITED

VIPULBHAI DEVCHANDBHAI RUPARELIYA
(Managing Director)
DIN: 07364323

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