

Ref No: BTL/OPR/24-25/69860

Mumbai, 5 March 2025

Beacon Trusteeship Limited, acting as the Debenture Trustee for the Secured, Unlisted, Unrated Non-Convertible Debentures (NCDs) issued by Oaktree Properties Private Limited ("**the Issuer**") under the Debenture Trust Deed dated 11 March 2020 aggregating to Rs. 27,25,00,000 (Rupees Twenty-Seven Crores Twenty Five Lakhs) hereby informs that the Issuer has defaulted in redeeming the Debentures and not paid the maturity amount along with applicable coupon to the Debenture Holders due on 13 January 2025 and 18 January 2025..

As the Debenture Trustee to the issue we have been diligently undertaking all requisite actions for recovery of outstanding dues. We have been communicating and have issued following communications/ notices to the Issuer/ Smartowner Services India Private Limited till date-

25 January 2025	Email sent to the Issuer requesting for: <ul style="list-style-type: none"> Confirmation of payments to Debenture Holders Proof of payment If no payment, the expected timeline for payment
27 January 2025	A letter was issued to the Issuer requesting below details: <ul style="list-style-type: none"> Confirmation of debenture redemption payments (due on 13th January 2024 & 18th January 2025) Contact details of Debenture Holders Proof of debenture holdings
28 January 2025	A follow up reminder was sent to the Issuer requesting for the information
31 January 2025	Notice issued requiring the issuer to provide: <ul style="list-style-type: none"> Confirmation of payments status to Debenture Holders Immediate payment to Debenture Holders, in case of non-payment List of Debenture Holders' contact details
7 February 2025	Communication sent requesting urgent clarification on: <ul style="list-style-type: none"> The Issuer's proposal for overdue payments Proposed date for a Debenture Holders' meeting List of Debenture Holders with contact details Proof of debenture ownership
25 February 2025	Letter sent to the Issuer reiterating previous requests and seeking clarification on: <ul style="list-style-type: none"> Proposals for interest and principal payments Reason for not inviting the Debenture Trustee to the Debenture Holders meeting Third-party scrutinizer Voting mechanism
28 February 2025	Notice issued to the Issuer and SmartOwner raising below concern towards the Debenture Holder meeting called on 18 March 2025: <ul style="list-style-type: none"> Non-invitation of the Debenture Trustee Absence of a voting mechanism



BEACON TRUSTEESHIP LIMITED

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051

Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

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	<ul style="list-style-type: none"> o Lack of virtual participation provision o Clarity on payment of outstanding interest o Approval percentage for resolutions o Appointment of a third-party Scrutinizer o Appointment of an independent company secretary for recording Minutes
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Key Concerns and Issues raised by us:

- **Non-payment of maturity amount:** The Issuer failed to pay the Debenture Holders the maturity amount due on 13 January 2025 and 18 January 2025.
- **Lack of response:** The Issuer has not responded to any of our communications, emails, letters and notices seeking updates on the payment status and concerns thereon.
- **Improper convening of EGM:** The Extraordinary General Meeting (EGM) of the Debenture Holders is being convened by the Issuer without consulting the Debenture Trustee and have several procedural deficiencies.
- **Protection of Debenture Holders' interests:** Beacon Trusteeship Limited has been actively following up with the Issuer to ensure the Debenture Holders receive their due payments. **Despite of following up with the Issuer multiple times, the Issuer has failed to respond to any of our communications.**

For Beacon Trusteeship Limited



Ritobrata Mitra

Vice President.



Enclosed-

Letter sent to the Issuer dated 27 January 2025

Notice sent to the Issuer dated 31 January 2025

Letter sent to the Issuer dated 25 February 2025

Notice issued to the Issuer and Smartowner dated 28 February 2025

Beacon Trusteeship Limited (BTL), in its capacity as Debenture Trustee for the 12% Series I Secured Non-Convertible Debentures ("NCDs") issued by Oaktree Properties Private Limited, is issuing this press release to address frequently asked questions from debenture holders. We aim to provide transparency and clarity regarding the current situation.

1. Meeting Participation and Process:

We have not been invited by the Issuer to attend the proposed meeting. Despite repeated communications to Oaktree Properties Private Limited, we have not received any response regarding our participation or clarification on several procedural matters. Upon our several communication to the Issuer, the Issuer has only forwarded the Notice of meeting which they have sent to the debenture holders without any clarification to the end whether BTL as the debenture trustee is invited to join the meeting.

2. Debenture Holder Information:

The official register of debenture holders is maintained by Oaktree Properties Private Limited. As Debenture Trustee, we have consistently requested this information from the Issuer and SmartOwner Services India Private Limited but have yet to receive a response.

3. Quorum and Resolution Passing:

To pass a Special Resolution, a majority of three-fourths (3/4th) of the outstanding debentures is required.

4. Meeting Authenticity and Verification:

As the meeting is being convened by the Issuer without our involvement, they are best positioned to address questions regarding the verification of attendees and proxies. We reiterate our lack of response from the issuer on any procedural matter. Any meeting of debenture holder is required to provide opportunity to the debenture holders to attend the meeting and vote on the resolutions both physically and virtually. We have time and again intimated the Issuer and Smartowners with regards the same. However, we have not received any revert or confirmation with regards to the same from the Issuer or Smartowners.

5. Resolution Disagreement:

If a resolution is not passed, the Issuer cannot adopt it. In such a scenario, recovery proceedings may be initiated based on the instructions of the majority of debenture holders.

We reiterate that any resolution passed in the meeting of debenture holders convened by the Issuer is required to be passed by 3/4th of the outstanding debentures. Any resolution passed by the Issuer without satisfying the mentioned criteria shall be *void*.



6. Legal Action and Security Liquidation:

Any legal action, will be pursued based on the directives of the majority of debenture holders.

7. Assurances Regarding Resolution Terms:

The Issuer is responsible for fulfilling its obligations, including the payment of interest and principal outstanding. We have formally requested clarification from the Issuer regarding outstanding interest and assurances that agreed-upon terms will be honored, as evidenced by our letter dated February 25, 2025.

8. Outstanding Interest:

The Issuer remains responsible for the payment of all outstanding interest. We have formally requested clarification from the Issuer regarding outstanding interest, as evidenced by our letter dated February 25, 2025. We are still awaiting their reply.

9. Commitment to Debenture Holders:

Beacon Trusteeship Limited is committed to protecting the interests of debenture holders and will continue to pursue all available avenues to ensure their rights are upheld. We urge debenture holders to monitor our website for further updates.

For Beacon Trusteeship Limited

Ritobrata Mitra

Vice President.

Place: Mumbai



Ref No.: BTL/OPR/24-25/67607

Date: January 27, 2025

To

Oaktree Properties Private Limited
Level 3 & 4, Embassy Diamante,
34 Vittal Mallya Road, Bangalore,
Karnataka, India, 560001

Subject: Confirmation of Payment or Non-Payment of Debentures on due date.

Reference: Secured Unlisted Unrated Redeemable Non-Convertible Debentures of ₹27,25,00,000 and Debenture Trustee Deed dated March 11, 2020.

Dear Sir/Madam,

We refer to the Debenture Trustee Deed dated March 11, 2020, and request you to kindly provide the following details at the earliest:

1. Confirmation of the status of debenture redemption payments which was due on 13th January 2025 and 18th January 2025.
2. Contact details, including email addresses, of the debenture holders.
3. Proof of holding of the debentures by the debenture holders.

Please note that we have received a letter from Smartowner Services India Private Limited (attached as Annexure A), which states the company's failure to repay the debentures. We request your prompt response to address the concerns raised in this letter.

For Beacon Trusteeship Limited



Name: Ritobrata Mitra
Designation: Vice President

Place: Mumbai

BEACON TRUSTEESHIP LIMITED

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051

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Date: 22nd January 2025

To
Managing Director
Oaktree Properties Private Limited
Level 3 & 4, Embassy Diamante,
34 Vittal Mallya Road,
Bangalore, Karnataka,
India - 560001

Subject: Request for Immediate Redemption of Non-Convertible Debentures (NCDs) Issued to
KN Realty Ventures Private Limited, Subsequently Acquired by Clients of SmartOwner Services
India Private Limited

Dear Sir/Madam,

We are writing on behalf of SmartOwner Services India Private Limited operating under Portfolio Management Services (PMS) license number INP000006819 in connection with the Non-Convertible Debentures (NCDs) issued by your company to KN Realty Ventures Private Limited on 13th January 2020 and 18th January 2020 respectively, under a Subscription Agreement dated 5th December 2019. These NCDs were acquired by our clients, as detailed in Annexure A attached to this letter.

These NCDs were due for redemption on 13th January 2025 and 18th January 2025 respectively. However, we observe that, as of the date of this communication, there has been no communication from your company towards the redemption of these NCDs. We hereby demand the immediate redemption of the NCDs in accordance with their terms. You are requested to make payment of the redemption amount along with accrued interest no later than 30th January 2025.

We wish to remind you that not fulfilling your obligations will be treated as a breach of the terms of the Subscription Agreement and an event of default, and we reserve all rights available under law to seek redressal. We look forward to your prompt compliance.

Yours sincerely,
For SmartOwner Services India Private Limited



Vinay I
Director
SmartOwner Services India Private Limited



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

Enclosure: Annexure A – List of Clients Holding NCDs

SmartOwner Services India Pvt Ltd

CIN: U74999KA2012PTC064449

Date: 31 January 2025

Ref no-BTL/OPR/24-25/68036

To,

Oaktree Properties Private Limited ("Issuer")

8th floor Delta Block, Sigma Tech Park,
Whitefield Varthur, Bangalore-560066,
Karnataka

Address 2-

Level 3 & 4, Embassy Diamante,
34 Vittal Mallya Road, Bangalore,
Karnataka, India, 560001

Subject: Listed/ Unlisted, Rated/ Unrated, Redeemable Non-Convertible Debentures aggregating to Rs. 27,25,00,000/- (Rupees Twenty Seven Crores only) ("Debentures/ NCD's") issued by Oaktree Properties Private Limited ("Company/Issuer") – Notice pursuant to non-receipt of maturity amount by the debenture holders due and payable on the due date i.e. January 13, 2025, and January 18, 2025,

Dear Sir/Madam,

We, are acting in the capacity of the Debenture Trustee for the Debentures issued in two tranches by Oaktree Properties Private Limited ("Issuer") aggregating to Rs. 27,25,00,000 (Rupees Twenty-Seven Crores Twenty-Five Lakhs Only) in terms of the Debenture Trust Deed dated March 11, 2020, executed between the Issuer and the Debenture Trustee ("DTD").

In accordance with the terms of the issued Debentures, the Debentures were due for maturing and was due for payment to the Debenture Holders on January 13, 2025, and January 18, 2025, respectively, for the two separate tranches.

We have been receiving emails from several debenture holders alleging non-receipt of payment towards maturity on the due date for the NCDs issued by the Issuer. Further, we are also in receipt of a letter dated January 22, 2025 from Smartowner addressed to the Issuer requiring the Issuer to forthwith pay the redemption amount which was due on January 13, 2025, and January 18, 2025,

Further, in accordance with the terms of the issuer and in view of the non-payment of redemption amount of due date by the Issuer, we have been following up with you vide emails dated January 25, 2025; January 27, 2025; January 28, 2025 to seek an update on the status of payment on the maturity date to the debenture holders towards redemption of the Debentures issued by the Company. However, despite our best efforts, the Company has failed and neglected to respond to all our mails and letter.



BEACON TRUSTEESHIP LIMITED

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We draw your kind attention to our mail communications dated January 25, 2025; January 27, 2025; January 28, 2025 wherein we have requested you to provide list of information to which you have repeatedly failed and neglected to respond. We hereby issue this final Notice to the Issuer to respond and reply to this Notice within 2 (two) days from the date of receipt of this Notice and provide us following details -

1. Whether the payment has been made to all Debenture Holders in accordance to the terms of the Debenture Trust Deed on the maturity dates due on January 13, 2025, and January 18, 2025, respectively, for the two separate tranches. In case, the Issuer has defaulted in making the payment, provide reason for such default and timeline by when it shall be paid to the Debenture Holders. In case, the Debentures are redeemed on the maturity date, proof of payment of all Debenture Holders
2. List of Debenture Holders along with their holding details, address, email id, contact number as on January 13, 2025 for first tranche and List of Debenture Holders along with their holding details, address, email id as on January 18, 2025 for second tranche
3. Proof of holding of the Debentures by the Debenture Holders.

Further, you are requested to immediately pay all the outstanding amounts due and payable to the debenture holders, without any further delay or demur alongwith interest/ penal interest/ default interest as is applicable in terms of the DTD and provide confirmation of such payment to us alongwith proof of payment.

In the event, you fails and neglects to provide suitable response to this Notice and provide all the details sought within the stipulated timeline mentioned hereinabove and/ or fail and neglect to pay all outstandings due to the debenture holders alongwith interest/ penal interest/ default interest as applicable, your such action, which is detrimental to the interest of the debenture holders, shall be construed as breach of terms of DTD as committed by Issuer and we shall be forced to initiate necessary legal proceedings against you at your sole cost and consequence, in accordance with the instructions of the debenture holders.

FOR BEACON TRUSTEESHIP LIMITED

Authorised Signatory

Ritobrata Mitra

Vice President



BY EMAIL/REGISTERED POST

Ref. No. 69078/BTL/OPR/24-25

Date: 25.02.2025

To,

Oaktree Properties Private Limited ("Issuer")

8th floor Delta Block, Sigma Tech Park,
Whitefield Varthur, Bangalore-560066,
Karnataka

Address 2-

Registered Office: level 3 and 4, Embassy Diamante,
34 Vittal Mallya Road, Bangalore 560001.

Kind Attn.: Mr. Amala Natarajan, Director

Sub: Unlisted, Unrated, Secured, Redeemable, Non-Convertible Debentures issued by Oaktree Properties Private Limited, aggregating to Rs.27,25,00,000/- (Rupees Twenty-Seven Crores Twenty Five Lakhs Only) ("Debentures").

**Ref: 1. Email dated January 25, 2025;
2. Letter dated January 27, 2025;
3. Email dated January 28, 2025;
4. Notice dated January 31, 2025;
5. Email dated February 07, 2025.**

Dear Sir,

As you are aware, we, Beacon Trusteeship Limited, acting in the capacity of the Debenture Trustee for the Non-Convertible Debentures issued by Oaktree Properties Private Limited aggregating to Rs.27,25,00,000/- (Rupees Twenty-Seven Crores Twenty Five Lakhs Only), pursuant to the Debenture Trust Deed dated March 11, 2020 ("DTD"), executed between the Issuer and the Debenture Trustee.

We refer to our several captioned communications, including our last email dated February 7, 2025, pursuant to which we have sought details of the Issuer's proposal for clearing the outstanding dues towards unpaid interest and principal along with other additional details pertaining to your proposal of convening a meeting of debenture holders. However, despite, our repeated attempts to seek information from you, your ignorance to respond to our communication is unacceptable.

BEACON TRUSTEESHIP LIMITED

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It has now come to our attention, that you, the Issuer vide its notice dated February 19, 2025 have convened a meeting of debenture holders to be held on March 18, 2025. However, to our utter shock and surprise you, the Issuer have failed, neglected and wilfully ignored to invite us i.e. the Debenture Trustee to such meeting of debenture holders.

From a bare perusal of the agenda of the meeting it seems that although the Issuer is seeking an extension of the maturity date, however, there is no whisper with regards to any proposal of payment of coupon and step up coupon which are payable in terms of the terms sheet at Third Schedule to the DTD. Accordingly, the agenda of the meeting seems to jeopardise the interest of the debenture holders.

Furthermore, upon our review of your notice dated February 19, 2025 addressed to the Debenture Holders, we noticed that no third-party scrutinizer has been appointed. Furthermore, no proper voting mechanism for both physical and online voting has been provided.

Through this letter we hereby seek an immediate clarification with regards to the payment of the outstanding coupon and step up coupon payable by you, the Issuer. Additionally, we seek clarification as to why the Debenture Trustee has not been invited to attend the meeting on or before February 28, 2025.

Further, from the notice of the meeting issued by the Issuer it is evident that the outstanding dues shall not be paid by the Issuer within the cure period of 90 days as envisaged in the DTD. Accordingly, you may note that in case of failure to provide suitable clarification and also failure to provide requisite details as called for vide our captioned emails and letter, we shall be calling debenture holders meeting to discuss and deliberate on the necessary actions required to be initiated against you, the Issuer for non-payment of dues on the due date and within the prescribed cure period.

We look forward to your prompt response.

For Beacon Trusteeship Limited



Name: Ritobrata Mitra
Designation: Vice President



Place: Mumbai

CC-

Smartowner Services India Private Limited
8th floor Delta Block, Sigma Tech Park,
th floor Delta Block, Sigma Tech Park,
Whitefield Varthur, Bangalore-560066,
Karnataka

Ref. No. 69388/BTL/OPR/24-25

Date: 28 February 2025

To,

1. The Board of Directors

Oaktree Properties Private Limited ("Issuer")

8th floor Delta Block, Sigma Tech Park,

Whitefield Varthur, Bangalore-560066,

Karnataka

Address 2-

Registered Office: level 3 and 4, Embassy Diamante, 34

Vittal Mallya Road, Bangalore 560001.

2. Smartowner Services India Private Limited ("Smartowner")

8th floor Delta Block, Sigma Tech Park,

Whitefield Varthur, Bangalore-560066,

Karnataka

Subject: Notice in relation to the Extraordinary General Meeting (EGM) of Debenture Holders scheduled on 18 March 2025

Ref : Notice of meeting of Debenture Holders dated 19 February 2025 issued by the Issuer and circulated by Smartowner

Dear Sir,

We, Beacon Trusteeship Limited, acting in our capacity as the Debenture Trustee for the 12% Series I Unlisted Unrated Secured Non-Convertible Debentures issued by Oaktree Properties Private Limited ("Issuer"), have reviewed the Notice of the Extraordinary General Meeting (EGM) dated 19 February 2025. From communication received from the Debenture Holder, we understand that the Notice was circulated to the Debenture Holders by Smartowner. We wish to highlight the following concerns and deficiencies in the notice and the proposed proceedings:



Page 1 of 4

BEACON TRUSTEESHIP LIMITED

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051

Phone : +91 95554 49955 **Email :** contact@beacontrustee.co.in

Website : www.beacontrustee.co.in **CIN :** L74999MH2015PLC271288

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1. Non-Invitation of the Debenture Trustee:

As the Debenture Trustee (“DT”) appointed for the protection of the rights of the Debenture Holders, it is imperative that the Issuer convenes a meeting of the Debenture Holder in consultation with the Debenture Trustee and the DT is also invited to join the meeting by the Issuer as the convenor of the meeting. This omission is a serious lapse as we are mandated to safeguard the interests of the Debenture Holders. Our participation is crucial to ensure compliance with the provisions of the Debenture Trust Deed dated 11 March 2020 and applicable laws.

2. Lack of a Voting Mechanism:

The EGM notice does not specify any clear voting mechanism for the Debenture Holders. The notice is silent on whether voting will be conducted by a show of hands, poll, or electronic means. This ambiguity creates uncertainty and may lead to procedural irregularities in decision-making. We have been receiving several queries from Debenture Holders with regards to the process of voting on the agenda items.

Further, it is important that both physical and online voting facility is provided in the meeting and details of such mechanism is detailed in the notice, which is totally absent in the present case.

3. No Provision for Virtual Participation:

Given that Debenture Holders are located across India, the absence of an online participation facility severely restricts their ability to attend and vote at the meeting. Conducting the meeting only in a physical format in Bangalore is inconvenient and discriminatory against Debenture Holders who cannot travel. A virtual participation mechanism should have been provided to ensure fair representation.

4. Lack of Clarity on Payment of Outstanding Interest Due::

Upon reviewing the notice, we understand that the notice does not provide details regarding the Issuers proposal for payment of outstanding interest dues, payment of which is now in default. As a result, Debenture Holders do not have sufficient information to make an informed decision regarding the proposed extension of the redemption date. The Issuer must clarify the treatment of interest accrued and payable on these Debentures. Several Debenture Holder have been raising queries regarding the treatment of the outstanding interest dues to be provided by the Issuer.



5. Mandatory Approval of Special Resolution by three-fourth of the Debenture

Outstanding:

As per terms of the Debenture Trust Deed, any special resolution affecting the debenture terms must be passed with the consent of **at least 3/4th of the debenture outstanding**. No such mention is recorded in the Notice, thereby keeping the Debenture Holders in the dark.

6. No Appointment of a Scrutinizer for Voting:

The appointment of a third party scrutinizer is essential to ensure the fair and transparent conduct of the meeting and voting. The absence of such an appointment creates concerns about the validity and integrity of the voting process.

7. Non-Appointment of an Independent Practicing Company Secretary for Recording

Minutes of EGM:

To ensure accurate and impartial recording of proceedings, an independent practicing company secretary should be appointed for recording Minutes of the EGM. The absence of such an appointment raises concerns about transparency and record-keeping.

We further refer to our notice dated 25 February 2025, wherein we had already raised serious concerns regarding the Issuer's failure to address outstanding dues towards unpaid interest and principal, as well as the irregularities in convening and conducting the proposed EGM. Despite our clear communication, the Issuer has neither provided any clarification nor rectified these deficiencies in the EGM notice, further reinforcing our concerns regarding the transparency and fairness of the proposed meeting.

It seems that the EGM is being conducted by the Issuer, without involving the Debenture Trustee, with a view to only get an extension of the maturity period without providing clear facts to the Debenture Holders, without any intention of curing the payment of the defaulted outstanding.

Unless the above-mentioned deficiencies are rectified and necessary corrective measures are implemented, the EGM called by the Issuer shall be deemed **infructuous**. Consequently, any resolution passed in the said meeting shall be considered as **invalid, non-binding, and unenforceable**.

We once again call upon the Issuer and Smartowner take immediate steps to rectify these issues and issue a revised notice incorporating the necessary amendments. Kindly treat this as an urgent matter,



failing which we will be constrained to take appropriate legal and regulatory actions to safeguard the interests of the Debenture Holders.

Further, we also call upon the Issuer and Smartowner to take note of all our previous email/ letter communications including our communications **dated January 25, 2025 (vide email), January 28, 2025 (vide email & post), Notice dated January 31, 2025 (vide email & post), February 07, 2025 (vide email), February 25, 2025 (vide email & post)** and provide us with all requisite details as sought in such emails/letter addressed to the Issuer and Smartowner.

We look forward to your prompt response.

For Beacon Trusteeship Limited



Name: Ritobrata Mitra
Designation: Vice President



Place: Mumbai

BY EMAIL/COURIER

Date: 7 March 2025

Ref No.:70005/BTL/OPR/24-25

To,

The Board of Directors

Oaktree Properties Private Limited ("Issuer")

8th floor Delta Block, Sigma Tech Park,
Whitefield Varthur, Bangalore-560066,
Karnataka

Address 2-

Registered Office: level 3 and 4, Embassy Diamante, 34
Vittal Mallya Road, Bangalore 560001.

Subject: Reply to your letter dated March 06, 2025 regarding Mandatory Attendance at Debenture Holders' Meeting – Reminder of Legal Obligations as Debenture Trustee

Dear Sir / Madam,

At the outset we would like to state that the contentions of your letter are false and misleading.

In our several correspondences dated **January 25, 2025 (vide email)**, **January 28, 2025 (vide email)**, **Notice dated January 31, 2025 (vide email & post)**, **February 07, 2025 (vide email)**, **February 25, 2025 (vide email & post)** and **February 28, 2025 (vide email & post)** we have pointed out that you have failed and neglected to call upon Beacon Trusteeship Limited as the Debenture Trustee to join the meeting. Infact you had failed to inform us that a Debenture Holder meeting has been convened by you until the time we pointed out such failure basis the communication received by us from the Debenture Holders vide our letter dated **February 25, 2025**.

We reiterate that the meeting convened by you suffers from several deficiencies and lacunas.

1. There is no provision for the Debenture Holders to join the meeting virtually. In the present circumstance when you, the issuer have defaulted in the repayment of Principal and Interest on the due date, it is essential that provision should be made for maximum Debenture Holders participation in any meeting.

BEACON TRUSTEESHIP LIMITED

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Indore | Kochi | Nagpur | Bhubaneswar | Thiruvananthapuram | Lucknow | Hyderabad



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We have time and again highlighted this deficiency and in the interest of the Debenture Holders, we have requested you to provide virtual access to Debenture Holders for joining and voting in the meeting.

2. The agenda of the meeting only provides for extension of maturity date. It does not have a whisper about the issuer's proposal for repayment of interest which is also in default as per terms of the issuance. We have time and again highlighted this deficiency and in the interest of the Debenture Holders, we have requested you to provide clarification with respect to the same.
3. The notice of the meeting issued by you does not provide for an independent third-party scrutineer who will monitor the proceedings and provide a report on the attendance and voting in the meeting. A third-party scrutineer is required so as to ensure impartial and transparent proceedings and recording of attendance and voting. We have time and again highlighted this deficiency in the interest of the Debenture Holders.
4. The notice only mentions that the maturity date shall be extended to July 13, 2027. However, no revival plan, cash flow projections etc. is provided as part of explanatory statement to the notice. This is required for the Debenture Holders to take informed decision on the agenda set forth. This data should have been given with the notice to give sufficient time to the Debenture Holders to analyse the same before they are made to vote on the agenda items.

Further in addition to the aforesaid we had also requested for the list of Debenture Holders along with their contact details which have not been provided as yet. It is the duty of issuer in accordance with The Companies Act, 2013 to maintain and provide the list of Debenture Holders to the Debenture Trustee.

We also seek clarification regarding your relationship with Smartowner Services India Private Limited, as there has been no direct communication between us and the Issuer. Furthermore, no designated officials / Director of the issuer has reached out to us at any time prior of after the notice of the meeting was issued. It has come to our attention that Smartowner Services India Private Limited has independently circulated the notice for the Debenture Holders' meeting to the Debenture Holders.

Additionally, we request the shareholding pattern of the Issuer Company for our records.

In response to the allegations made in your letter, we would like to state the following

1. We have always acted in accordance with the applicable laws and regulations, and for the protection of the interests of Debenture Holders. Accordingly we have time and again pointed out the deficiencies with regard to the proposed meeting called by you.
2. We have vide our notice dated **January 31, 2025** called upon you to immediately pay all the outstanding dues.
3. We have vide our several communications pointed out that unless the deficiencies related to the meeting are cured, the meeting shall be infructuous and any resolution passed in such meeting shall be invalid and



nonbinding. Also in the interest of the Debenture Holder we shall be convening a separate meeting of the Debenture Holders to seek suitable instructions for further course of action.

We would like to emphasize that we are well aware of our duties and responsibilities under law as Debenture Trustees and have been acting in the interests of the Debenture Holders. We have never refused to attend a validly convened meeting of Debenture Holders. However, in view of the several deficiencies as mentioned above, it is our understanding that the meeting is being convened by you to suit your interests with a sole objective of extending the maturity date without having any intension to repay the Debenture Holders.

Accordingly, we do not want to give credibility by joining such a proposed meeting convened by you which detrimental to the interests of the Debenture Holders and seek to serve the interest of the issuer only.

We are willing to participate in any Debenture Holder meeting which is validly convened and all the deficiencies mentioned above and mentioned in our several communications are rectified.

We still await to hear from you with regards to the several deficiencies highlighted by us and hope that you shall rectify the same immediately and notify us as well as the Debenture Holders.

We look forward to your prompt response.

For Beacon Trusteeship Limited

Name: Ritobrata Mitra

Designation: Vice President



Place: Mumbai

PUBLIC NOTICE

Siddiah @ Nalliah, S/o, Late Kalluputtiah was registered on 03.08.1979 at House Pachepalya Village, Chikkanahalli, Tavarekere Hobli, Bangalore District, South Bangalore-562130, for registering date of birth, death, and obtaining death Certificates, the legal heirs of the deceased by namey Sri.Ramiahahalli. This Petition is filed under Section 13(3) of the Karnataka Births and deaths Registration Act-1969 before the Hon'ble Chief Judicial Magistrate, Bangalore Rural District at Bangalore, pertaining to this Petition if anybody has having any objection may be filed on 15.03.2025 at 11.am if no objection may be disposed of the matter by the court.

Advocate for Petitioner : **Sri. B.L. Jayara**

**IN THE COURT OF THE PRINCIPAL CIVIL JUDGE &
JMFC AT DEVANAHALLI
C. MISC. NO. 92/2025**

Between : Smt. Narasamma and other
...Petitioners
And : The Tahasildar, Yalahanka Taluk.
...Respondent

PUBLIC NOTICE

the undersigned advocate on behalf of my client
Smt. Narasamma and others have filed the petition for
death certificate of **Smt. Venkatasamma W/o
Tangappa expired on 20.10.1974** at
Manchapannahosahalli Village, Jala Hobli, Yalahanka

before the Principal Civil Judge and J.L. Mahaballi on date of hearing on 03-04-20

1-00 AM in C. Misc No. 92/2025.
By Order of the Court, Chief Ministerial Officer,
ಮುಖ್ಯ ವಿಜ್ಞಾನಕರು, Civil Judge & JMFC Court,
Devanahalli
 Advocate for Petitioner Address for Service:
Sri. Krishnamurthy H.S., Advocate
 Office at: M.R. Complex, Sulibele Road,
 Devanahalli Town, Bengaluru Rural District.

One and Paise Two Only) as
 00 00 0005

ON 06/02/2025

s Pvt. Ltd.

2/2022 dated May 5, 202

ar No. 09/2023 dated September
sued by the Ministry of Corporate
stal ballot process through voting

/ depository participants and
on Friday, February 6,

ould treat the Postal Ballot Notice

7 Park, L.B.S. Marg. Vikhr

any clarification.
bank.com/general-meetings.aspx
 websites of the Stock Exchanges
 at www.bseindia.com and
 minated on the website of CDSL
www.cdsl.com.
 may be addressed to Mr. Rakesh
 (L), A Wing, 25th Floor, Marathon
 Mumbai - 400013 or an email can
 09911.
 , Practicing Company Secretary
 retary (ACS: 14713) of M/S. S. N.
 note e-voting process in a fair and
 of conclusion of Remote e-voting
 results along with the Scrutinizer's
 National Stock Exchange of India
 the website of the Bank at
 1.
For RBL Bank Limited
Niti Arya
Company Secretary
FCS - 5586

AND
IN THE MATTER OF SCHEME OF AMALGAMATION OF SIRIUS ZIP FASTENER
PRIVATE LIMITED AND MERCURY MANAGEMENT AND TECHNICAL SERVICE

... APPLICANT COMPANY NO. 2 / TRANSFEREE COMPANY

**NOTICE AND ADVERTISEMENT FOR DISPENSATION OF THE MEETINGS OF
EQUITY SHAREHOLDERS OF TRANSFEREE COMPANY**

For and on behalf of	For and on behalf of
Sirius Zip Fasteners Private Limited	Mercury Management and
(Transferor Company)	Technical Services Private Limited
Sd/-	(Transferee Company)

Place: Bangalore
 Dated this 11th day of March 2025

NOTICE FOR SALE
(Under Rule 8(6) read with Rule 9(1) of the Securities and Exchange Board of India (Securities Contracts) Regulations, 1956)

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal	Amount as per Demand Notice
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Description of the Immovable Property: All that piece and parcel of the Residential Khatha No.152500901200401041 (formed in Sy.No.61/4A) measuring East to West Taluk Bounded - East :- Site No.79, West :- Road, North :- Others Land., South :- Site no before Karnataka High Court, No stay order is passed against TCHFL in the said cases subject to the outcome of the litigation.

2956 &
TCHHL
049300

TCHHL0493000100262956 and an amount of Rs.
2,75,455/- (Rupees Two Lakh Seventy Five Thousand
Four Hundred and Fifty Five Only) is due and payable by

Description of the Immovable Property: Item No.1 SCHEDULE "A" PROPERTY
No.1616, Sy.No. 93/4, Municipal No. 179 (BBMP Khatha No. 1616/93/4/179), situated at the junction of the Bangalore South Taluk, Presently East Taluk, converted for residential purpose, jurisdiction of BBMP, Ward No. 149, Bangalore, measuring 9.10 Guntas and bounded as follows: North By: Road, East By: Road, South By: Road, West By: Road.
No.93/4, North By: Land in Survey No. 92, South By: Road

3	TCHHL 046900 010008 8674 TCHHF	Mr. Jwala Narasimhalu S S/o Pakkhirappa Salemmagari Mrs. Mandhari Salemmagari W/o	Rs. 2704091/- (Rupees Twenty Seven L Thousand Ninety One Only) is due and by you under Agreement no. TCHHL046900010008674 and an amount 961086/- (Rupees Nine Lakh Sixty One T
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NOTE: The E-auction of the properties will take place through portal <http://bankauct.com>

CAPITAL LTD) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules

of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **05.03.2025**.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

ON:
EAST BY : PROPERTY OF SRI S. N. SRINIVASA REDDY

Date : 05.03.2025
Place : BANGALORE

MOVABLE PROPERTY
Security Interest (Enforcement) Rules 2002)
Construction of Financial Assets and Enforcement of Security Interest Act, 2002 read with

	Reserve Price	Earnest Money	Type of possession	O/s Amount
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Site No.64 bearing Grama Panchayath Khatha No.948/64 (Old Khatha No.948) and E-Mtrs and North to South: 9.14 Mtrs is situated at Yallapura Village, Kasaba Hobli, Tumkur

Note :- Writ Petition filed by the Borrower against TCHFL (WP/31694/2024) is pending. Bidders are advised to conduct due diligence before submitting the bid. The auction shall be

Rs. 27,77,781/-	(Rupees Twenty Seven Lakh Seventy Seven Thousand Seven Hundred Eighty One Only)
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piece and parcel of undeveloped and converted land property bearing BBMP Khata Serial
 arthur | Formerly Portion of converted Survey No. 93/4 of Varthur Village, Varthur Hobli,
 official memorandum No. ALN.EVH.SR.287/14-15 dated 25.03.2015 now coming under
 :- East By : Remaining Land in Survey No.93/4, West By : Remaining Land in Survey

Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,000/- (Rupees One Lakh Ninety	Physical	Rs. 3288768/- (Rupees Thirty Two Lakh Eighty Eight Thousand Seven Hundred Sixty Eight Only) is due and payable by you under Agreement no. TCHHL0469000100088674 and an amount
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on **28-03-2025** between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Ref No: BTL/LIT/25-26/193

**Update for Debenture Holders of
Oaktree Properties Private Limited Debentures**

Mumbai, April 3, 2025 – Beacon Trusteeship Limited, the Debenture Trustee appointed for the 12% Series I Non-Convertible Debentures (NCDs) issued by Oaktree Properties Private Limited, wishes to update all the debenture holders on recent legal developments.

On March 18, 2025, a debenture holders' meeting was convened by Oaktree Properties Private Limited, where the extension of the redemption date for the NCDs was discussed and approved. Following this, in an attempt to restrict Beacon Trusteeship Limited from acting as the debenture trustee on the extension of the redemption of the NCDs, a suit (O.S. No. 2111 of 2025) was filed by Mr. P Thiruvengadam and others (debenture holders) before the Hon'ble CCH41 XL Additional City Civil Court, Bengaluru, Karnataka.

On March 21, 2025, the Hon'ble Court, without hearing Beacon Trusteeship Limited, passed an *ex-parte* order directing 'status quo' to be maintained. As a result of this order, Beacon Trusteeship Limited is currently restrained from taking any further steps in relation to the extension of the redemption date. The matter is pending before the Hon'ble City Civil Court, Bengaluru, with the next hearing scheduled for June 04, 2025.

Beacon Trusteeship Limited assures all debenture holders that it has at all times acted in accordance with its fiduciary duties and in the best interests of the debenture holders. The company is fully committed to fulfilling its obligations as debenture trustee and is cooperating with the legal process and taking necessary steps to safeguard the rights of all stakeholders.

Further updates will be provided as the case progresses. For any queries, debenture holders may contact Beacon Trusteeship Limited at compliance@beacontrustee.co.in

For Beacon Trusteeship Limited
Ritobrata Mitra**Vice President.****BEACON TRUSTEESHIP LIMITED**

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051

Phone : +91 95554 49955 Email : contact@beacontrustee.co.inWebsite : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

Mumbai | Bengaluru | Ahmedabad | Pune | Kolkata | Chandigarh | Shimla (HP) | Patna | Delhi | Jaipur | Chennai | GIFT IFSC | Bhopal | Indore | Kochi | Nagpur | Bhubaneswar | Thiruvananthapuram | Lucknow | Hyderabad

B00627