WAGHOLI ESTATES
PRIVATE LIMITED

Date: 08th June, 2026

Listing Compliances
BSE Limited,
Floor 25, P. J. Towers,
Dalal Street, Mumbai - 400001

Ref: **Scrip Code: 975855**

Sub: Intimation for Receipt of In-principle approval of BSE Limited for issuance of up to 20,000 (twenty thousand) amortising, redeemable, secured, listed, rated, non-convertible debentures of the nominal value of INR 1,00,000 (Indian Rupees One Lakh) each, for an aggregate principal amount of up to INR 2,000,000,000/- (Indian Rupees Two Thousand Million only) (collectively, "Debentures") on a private placement basis, in one or more tranches and/or series.

Dear Sir/Madam,

In terms of provision of Regulation 51(2) (read with Part B of Schedule III) and other applicable Regulation of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR), as amended from time to time, we wish to inform you that the subsequent to our application dated 03rd June, 2026 for In-principle approval of BSE Limited for issuance of up to 20,000 (twenty thousand) amortising, redeemable, secured, listed, rated, non-convertible debentures of the nominal value of INR 1,00,000 (Indian Rupees One Lakh) each, for an aggregate principal amount of up to INR 2,000,000,000/- (Indian Rupees Two Thousand Million only) (collectively, "Debentures") on a private placement basis, in one or more tranches and/or series, the Exchange vide its letter dated 08th June, 2026 had granted In-principle approval for said Issuance.

The copy of the In-principle approval received is enclosed herewith.

You are requested to take the same on your record.

Thanking you
Yours faithfully,

For Wagholi Estates Private Limited

BHOPALE PRITAM PRAKASH
Digitally signed by BHOPALE PRITAM PRAKASH
Date: 2026.06.08 17:18:51 +05'30'

WAGHOLI ESTATES PRIVATE LIMITED

Pritam Prakash Bhopale
Company Secretary and Compliance Officer
Membership No: A43001

BSE
The Power of Vibrance

DCS/COMP/RM/IP-PPDI/31/26-27 June 08, 2026

WAGHOLI ESTATES PRIVATE LIMITED
Tech Park One Tower 'E', Next to Don Bosco School
Off Airport Road, Yerwada
Pune, Maharashtra, India, 411006

Dear Sir/Madam

Re: Private Placement for Rated, Listed, Secured / Unsecured, Redeemable, Principal protected or not, Market Linked or not, Non-Convertible Debentures including in the form of zero-coupon bonds, Subordinated Nonconvertible Debentures, Perpetual Debt instruments, Commercial Papers under GID Number: WEPL/01/2026-27 Dated June 03, 2026

We acknowledge receipt of your application on the online portal on June 03, 2026, seeking In-principle approval for issue of captioned security. In this regard, the Exchange is pleased to grant in-principle approval for listing of captioned security subject to fulfilling the following conditions at the time of seeking listing:

1. Filing of listing application.

2. Payment of fees as may be prescribed from time to time.

3. Compliance with SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder and also Compliance with provisions of Companies Act 2013.

4. Receipt of Statutory & other approvals & compliance of guidelines issued by the statutory authorities including SEBI, RBI, DCA etc. as may be applicable.

5. Compliance with change in the guidelines, regulations, directions, circulars of the Exchange, SEBI or any other statutory authorities, documentary requirements from time to time.

6. Compliance with below mentioned circular dated June 10, 2020 issued by BSE before opening of the issue to the investors.:
https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20200610-31

7. Issuers, for whom use of EBP is not mandatory, specific attention is drawn towards compliance with Chapter XV of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and BSE Circular No 20210519-29 dated May 19, 2021. Accordingly, Issuers of privately placed debt securities in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 or ILDM Regulations for whom accessing the electronic book platform (EBP) is not mandatory shall upload details of the issue with any one of the EBPs within one working day of such issuance. The details can be uploaded using the following links Electronic Issuance - Bombay Stock Exchange Limited (bseindia.com).

8. It is advised that Face Value of NCDs issue through private placement basis should be kept as per Chapter V of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

9. ***Issuers are hereby advised to comply with signing of agreements with both the depositories as per Regulation 7 of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021.***

10. Company is further requested to comply with SEBI Circular SEBI/HO/DDHS/DDHS-RACPOD1/CIR/P/2023/56 dated April 13, 2023, (if applicable) read along with BSE Circular https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20230428-18 ***and ensure compliance of the same.***

This In-Principle Approval is valid for a period of 1 year from the date of issue of this letter or period of 1 year from the date of opening of the first offer of debt securities under the General information Document, which ever applicable. The Exchange reserves its right to withdraw its in-principle approval at any later stage if the information submitted to the Exchange is found to be incomplete/ incorrect/misleading/false or for any contravention of Rules, Bye-laws and Regulations of the Exchange, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines/Regulations issued by the statutory authorities etc. Further, it is subject to payment of all applicable charges levied by the Exchange for usage of any system, software or similar such facilities provided by BSE which the Company shall avail to process the application of securities for which approval is given vide this letter.

Yours faithfully,
For BSE Limited

Nitinkumar Pujari
Assistant Vice President

Akshay Arolkar
Manager