

**Annexure II**

**Format for disclosure of reasons for encumbrance  
(in addition to Annexure-1 prescribed by way of circular dated August, 5, 2015)**

Name of the listed Company		Kamat Hotels (India) Limited	
Name of the recognised stock exchanges where the shares of the company are listed		BSE NSE	
Name of the promoter(s) / PACs whose shares have been encumbered		<b>Promoters</b> Dr. Vithal V. Kamat Vithal V. Kamat (HUF) Vishal V. Kamat Vidya Vithal Kamat Vidita V. Kamat <b>Promoter Group</b> Kamat Holdings Pvt Ltd Indira Investments Pvt Ltd Plaza Hotels Pvt Ltd Kamat Development Pvt Ltd Sangli Rubber Agro Pvt Ltd Kamats Club Pvt Ltd Kamburger Foods Pvt Ltd Kamats Super Snacks Pvt Ltd Karaoke Amusements Pvt Ltd Vishal Amusements Ltd Kamat Eateries Pvt Ltd Savarwadi Rubber Agro Pvt Ltd	
Total promoter shareholding in the listed company		14361960	
Encumbered shares as a % of promoter shareholding		14085021	
Whether encumbered share is 50% or more of promoter shareholding		Yes	
Whether encumbered share is 20% or more of total share capital		Yes	
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)		Encumbrance 1 (Date of creation of encumbrance: 14-02-2023)	Encumbrance 2 (Add columns for each event/ agreement)
No. and % of shares encumbered		No. of shares: % of total share capital:	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	<b>Trustee</b> Catalyst Trusteeship Limited  <b>Lenders</b> NCUBE VENTURES LLP SBI Funds Management Limited  Purple Clover Tree LLP	



		SBI FM Special Situation Fund I	
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity. Hospitality industry	listed company and its group companies (if any)  Other entities (if any)	
	Names of all other entities in the agreement	Kamat Holdings Pvt Ltd Plaza Hotels Pvt Ltd Kamat Development Pvt Ltd Sangli Rubber Agro Pvt Ltd Vishal Amusements Ltd Savarwadi Rubber Agro Pvt Ltd	
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	YES If yes, 1. Name of the issuer : Kamat Hotels (India) Lintied  2. Details of the debt instrument Whether the debt instrument is listed on stock exchanges? : issue of non convertible debentures of Rs. 297.5 crores listed on NSE 4. Credit Rating of the debt instrument: ACUITE Provisional C 5. ISIN of the instrument INE967C07015	
Security Cover / Asset Cover	Value of shares on the date of event /agreement (A)	176 crores	
	Amount involved (against which shares have been encumbered) (B)	297.50 crores	
	Ratio of A / B	0.60:1	
End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company	clearing of outstanding debts of all ARCs	



	<p>Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)</p>	<p>sum of Rs. 297.50 crores was raised by issue of NCD listed on NSE wherein catalyst Trusteeship Ltd is trustee and NCUBE VENTURES LLP. SBI Funds Management Limited, Purple Clover Tree LLP and SBI FM Special Situation Fund I are debt instrument investor.</p> <p>The amount of Rs. 297.50 crores has been used immediately on fund raising to clear the dues of ARCs.</p> <p>The NCDs are having tenure of 48 months i.e. (22-1-2027), with quarterly payment mechanism.</p>	
--	--	--	--

Signature of Authorised Signatory:  
For **Kamat Hotels (India) Limited**

**VITHAL VENKETESH  
KAMAT**

Digitally signed by VITHAL  
VENKETESH KAMAT  
Date: 2023.02.20 12:45:25 +05'30'



Dr. Vithal V. Kamat  
DIN00195341  
Executive Chairman and Managing Director