

Date: 09th February, 2023

To,
The Manager - Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

ISIN	INE065I07023
Scrip Code	973382
Scrip ID	733OICPL26

Dear Sir/ Madam,

Subject: Statement indicating utilisation and statement indicating deviation/variation in the use of proceeds of issue of non-convertible debt securities for the Third Quarter ended 31st December, 2022 as per Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We, One International Center Private Limited (*formerly known as Indiabulls Real Estate Company Private Limited*) (“the Company”) hereby confirm that as required under Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, there were no deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in offer document/ information memorandum for the Third Quarter ended 31st December, 2022.

Further, pursuant to the Circular No: **SEBI/HO/DDHS/DDHS_Div1/P/CIR/2022/000000103** issued by Securities and Exchange Board of India dated 29th July, 2022 (updated as on 01st December, 2022), the Company hereby encloses the statement indicating utilization and material deviation or variation, if any (**Annexure A**) in the use of proceeds of issue of non-convertible debt securities for the for the Third Quarter ended 31st December, 2022 as per the format prescribed in the said circular.

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

Annexure-A

A: Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
One International Center Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)	INE065I07023	Private Placement	Non-Convertible Debentures	12th August 2021	Rs. 471 crores	Rs. 4,499.05	No	NA	NA

B: Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	One International Center Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds	12 th August, 2021
Amount Raised	Rs. 471 crores
Report filed for the quarter ended	31 st December, 2022
Is there a Deviation / Variation in use of funds raised?	No

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, 10th Floor, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400013

Telephone: +91 22 68305500 | E-mail: info@nucleusofficeparks.com | Website: www.nucleusofficeparks.com | CIN: U70101HR2005PTC077759

Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No					
If yes, details of the approval so required?	Not Applicable					
Date of approval	Not Applicable					
Explanation for the Deviation / Variation	Not Applicable					
Comments of the audit committee after review	Not Applicable					
Comments of the auditors, if any	Not Applicable					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	The funds raised by the Company were utilised in accordance with the Bond Trust Agreement. Further, there was no deviation/ variation in the use of funds during the quarter ended 31 st December, 2022.					
Original object	Modified Object if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of Deviation / Variation for the quarter according to applicable object (in Rs. Crore and %)	Remarks if any
Not Applicable						

Deviation could mean:

(a) Deviation in the objects or purposes for which the funds have been raised

(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

**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